Part X
Julian Community Plan
San Diego County General Plan - 1990

ADOPTED BY
BOARD OF SUPERVISORS
DECEMBER 16, 1976
REVISED
DECEMBER 19, 1979
GPA 79-02

CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 79-1, Subitem (6) and (GPA) 79-02, is the Julian Community Plan and is a part of the Land Use Element, Section II, Part X, of the San Diego County General Plan - 1990, and that it was approved by the San Diego County Planning Commission on the 22nd day of June, 1979 (GPA79-01) and the 9th day of November, 1979 (GPA79-02).

Philip R. Pryde, Chairman

Attest: Paul C. Zucker, Secretary

I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 79-01, Subitem (6) and (GPA) 79-02, is the Julian Community Plan and is a part of the Land Use Element, Section II, Part X, of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 24th day of October, 1979 (GPA79-01) and the 19th day of December, 1979 (GPA79-02).

Tom Hamilton, Chairman

Attest: Porter D. Cremans
Clerk of the Board

Adopted December 19, 1975, GPA75-02
First Amendment December 14, 1977, GPA77-02
Second Amendment October 24, 1979, GPA79-01
Third Amendment December 19, 1979, GPA79-02

CHAPTER 1

INTRODUCTION

The Julian Community Plan has been prepared as a guide for the orderly utilization of Julian's resources. It is intended to facilitate decisions which retain the rural character of the community. The plan expresses the intent of Julian's residents for the orderly and proper growth of their community.

This plan was prepared by a citizens' committee with selected members and representatives of viable community organizations in cooperation with a multidisciplinary staff of professional planners, engineers, geologists, biologists, and landscape architects; and it is the first community plan to address all nine state mandated general plan elements. As a result the Julian Community Plan is more comprehensive than previous community plans.

DESCRIPTION OF PLANNING AREA

The Julian Community Planning Area (46 square miles) is located in the central, rural portion of San Diego County about a one and one-half hour drive from downtown San Diego. It is bounded on the west by the canyon of the upper San Diego River, on the north by Volcan Mountain, on the east by Banner and on the south by Rancho Cuyamaca.

Sited in the mountainous transition between two very different geographic zones -- coastal foothills to the west and the desert to the east -- Julian posses outstanding natural resources. It is unique in its vegetation, wildlife, scenery, climate, geology, and history. For these reasons it is popular for year-round residents and seasonal visitors from throughout the region.

Visitors are also attracted to the rural, western atmosphere of the Julian townsite, an official California historic landmark. Many original buildings still stand as reminders of the gold rush era in the 1870's. In addition, tourists come to purchase locally grown apples and other farm products, to attend wildflower festivals, and to spend time outdoors in the snow and forested open space.

ENVIRONMENTAL CHARACTERISTICS -- PHYSICAL

Except for the steep, narrow creek canyons, the western two-thirds of the Julian planning area is mostly rolling grasslands and woodland. The eastern third drops steeply off to the Anza Borrego Desert. Through this area runs the active Elsinore fault, identified by the state as a special study zone.

Most of the planning area (over 90%) remains undeveloped, either as orchards, grazing lands, or vacant open space. The old townsite remains the commercial center. A tourist oriented rural commercial area at Wynola specializes in sale of farm products. Eight residential subdivisions have been created in the planning area, well defined by expanses of open space between them. In all, there are over 1,000 homes, of which little more than half are occupied year-round.

Two state highways pass through Julian, well travelled State Highway 78 from Ramona to the Anza Borrego Desert, and State Highway 79 from Descanso through Cuyamaca State Park into Julian. All other roads are local, non-through routes.

ENVIRONMENTAL CONDITIONS -- SOCIAL

The Julian community contains a small (1,500 people) but growing population which tends to be older than the average in San Diego County. The slower pace of country living and clean mountain air attract retired people to the area.

Median income is lower in Julian than in the rest of San Diego County, but housing costs are also lower. Unemployment in Julian is very low compared to most communities, but a large proportion of the population does not participate in the labor force. Considering the commuting time, a surprisingly large number of Julian residents are employed within the City of San Diego. Farm laborers and service or sales people are more prevalent in Julian due to agricultural and tourist activity.

PLANNING PROCESS

Interest in historic preservation and the process of zoning the back county prompted local citizens to request a community planning program for Julian. In March, 1972, the Board of Supervisors officially authorized the program and authorized staff assistance in preparing the plan.

Staff began holding educational meetings to familiarize the citizens with concepts of planning and the functioning of County government. Citizens' subcommittees met to prepare a questionnaire which was mailed to all property owners in the area to ascertain their desires for the future of the Julian community.

In 1973 community planning in the area was suspended for 14 months in order to revise Board Policy I-1 which guides the process. Under the new policy the roles of staff and citizens are more clearly defined. The policy required election of an executive committee to represent the community at large and to assume major community responsibility for plan preparation.

The first act of the executive committee was to draft a set of goals ("Land Use Management Policies") which were accepted by the Board of Supervisors on October 16, 1974. These goals, formulated with community wide input, are the basis for the policies and action programs recommended in this plan.

During this period, staff organized a multi-disciplinary research team to prepare a basic data report for the Julian area. This report covered nineteen topics of study, ranging from biology through demography, hydrology through land use. (The Julian Basic Data Report is bound as a separate document and is available through the County Reference Library.)

Existing data was analyzed to determine compatible land uses for specific locations. This was done through a series of overlay maps. Each environmental condition (slope, existing land use, rare plants, etc.) was mapped on a separate clear overlay. One by one these maps were evaluated by a multi-disciplinary team which enumerated all of those land uses which are appropriate, given the existance of that condition.

Based upon this data, issues for planning were identified. Primary among these were retention of agriculture and rural atmosphere, environmental protection, safety from natural hazards, adequate water supply and increased local control.

Staff and the executive committee then studied each element in the County General Plan in relation to data and issues in the Julian area. Findings, policies, and maps for each plan element were drafted and ratified by the executive committee during extensive open meetings at the Julian Town Hall.

Finally, a community meeting was held at which time the plan was discussed with the general public. Comments from the public were actively solicited.

The plan then went through the environmental impact report and public hearing process prior to adoption by the Planning Commission and the Board of Supervisors.

CHAPTER 2

THE PLAN

ENVIRONMENTAL MANAGEMENT

Goal

Encourage a continuing rural atmosphere by planning for a balanced ecological community and a healthy environment for all forms of life.

Objectives

1. MINIMIZE NEGATIVE IMPACT OF DEVELOPMENT ON THE COMMUNITY, AND ON THE NATURAL RESOURCES OF THE AREA.

2. ENCOURAGE PROPERTY OWNERS TO AVAIL THEMSELVES OF LEGISLATION AND PRIVATE MEANS TO RETAIN NATURAL RESOURCES AND OPEN SPACE. INCLUDED WOULD BE AGRICULTURAL PRESERVES, OPEN SPACE PRESERVES, HABITAT PRESERVES, LAND TRUSTS, NEGATIVE EASEMENTS, SCENIC EASEMENTS, AND ANY FUTURE LEGISLATION WHICH WOULD BE APPROPRIATE.

3. PROMOTE MAINTENANCE AND PRESERVATION OF FORESTED AREAS. ENCOURAGE VEGETATION MANAGEMENT AND PLANTING OF YOUNG TREES.

4. ENCOURAGE GRADING REQUIREMENTS DESIGNED TO PROTECT THE NATURAL TERRAIN.

5. ENCOURAGE THE DESIGN OF FUELBREAKS TO FOLLOW NATURAL CONTOURS WHEREVER POSSIBLE.

6. ENCOURAGE LOCAL INPUT TO ALL ENVIRONMENTAL IMPACT REPORTS.

7. ENCOURAGE PRESERVATION OF AREAS WITH RARE, UNIQUE OR ENDANGERED WILDLIFE AND PLANTS.

8. ENCOURAGE THE ENFORCEMENT OF REGULATIONS GOVERNING THE USE OF OFF-ROAD VEHICLES.

9. DISCOURAGE NOISE, LIGHTING, AND SIGNS THAT DETRACT FROM AND ARE NOT CONSISTENT WITH THE HISTORIC AND RURAL ATMOSPHERE.

10. DISCOURAGE OFF-PREMISE ADVERTISING.

11. ENCOURAGE THE CONSERVATION OF NATURAL RESOURCES AND RECYCLING OF ALL REUSEABLE PRODUCTS.

12. ENCOURAGE THE PRESERVATION OF THE UNIQUE MINING CHARACTER OF THE REGION AND A CONCERN FOR THE ENVIRONMENT IN THE EVENT OF MINE REACTIVATION.

13. ENCOURAGE THE RETENTION OF NATURAL STREAM CHANNELS AND DISCOURAGE THE CONSTRUCTION OF FLOOD CONTROL CHANNELS OF ANY KIND OF LIMITING ALL PRIVATE BUILDINGS AND CONSTRUCTION FROM AREAS SUBJECT TO RECURRING MAJOR FLOODING. ENCOURAGE ONLY THOSE USES COMPATIBLE WITH POTENTIAL FLOODING SUCH AS AGRICULTURE, PARKS, AND RECREATION, RIDING AND HIKING TRAILS, AND OTHER OPEN SPACE ACTIVITIES IN FLOODPLAIN AREAS.

14. PROMOTE THE ENFORCEMENT OF ANTI-LITTER, DEFACEMENT AND VANDALISM LAWS.

15. DISCOURAGE ACTIVITIES WHICH CONTRIBUTE TO AIR POLLUTION.

16. ENCOURAGE GENERAL EDUCATION PROGRAMS FOR ENVIRONMENTAL CONCERNS.

17. PROMOTE RECREATIONAL ACTIVITIES AND ENCOURAGE TRANSPORTATION MEANS WHICH CONSERVE RESOURCES AND MINIMIZE POLLUTION.

18. ENCOURAGE PRESERVATION OF ARCHAEOLOGICAL SITES OF HISTORIC, SCIENTIFIC, AND EDUCATIONAL VALUE.

19. PROMOTE THE ESTABLISHMENT OF THE JULIAN TOWNSITE AS AN HISTORICAL AREA.

20. ENCOURAGE THE LOCATING AND PRESERVING OF HISTORIC BUILDINGS AND SITES.

CONSERVATION ELEMENT

Intent

The Conservation Element identifies and describes the natural resources of the Julian Community and contains policies and action programs to conserve these resources. Developed within the framework of the Conservation Element of the General Plan, the Julian Conservation Element is intended to supplement the policies and action programs contained in the County wide document and to more specifically define the conservation policies within the Julian area.

Categories of Conservation Element

This element is based upon an appraisal of Julian's natural resources as identified in the Julian Basic Data Report.

Conservation may be defined as the planned management, preparation, and wise utilization of natural resources. (State Guidelines, Council of Intergovernmental Relations, p. IV-16, 1973.) Because of the local significance of these resources within the planning area, conservation is the main thrust of the Julian Community Plan.

The following categories of natural resources are critically important to the future quality of the Julian environment.

Water - Findings

1. Domestic water supplies in the Julian Planning area are derived solely from groundwater.

2. Groundwater in the Julian area is a limited resource.

3. The overall residential density in the Julian land use element could accomodate one dwelling unit per 5 acres based upon estimated groundwater availability.

Water is the single most important natural resource for the future well being of the people of Julian. Residents rely solely on groundwater and local wells for their water supply. Groundwater availability is limited due to the presence of granitic rock over most of the planning area. Studies indicate that more water is being withdrawn from the aquifer than is being recharged through infiltration. When this "mining" of water takes place over too long a period, water levels decline. Groundwater either physically disappears in a locale or becomes too expensive to pump.

The number of existing legal lots in some portions of the planning area, if developed, would exceed the long term groundwater availability in those locations. If this occurs, transfer of water will be necessary. For these reasons, responsible land use decision-making in the Julian area will require groundwater analysis prior to any major new development.

It is possible to generalize on the ability of various sized lots to meet the long-term groundwater requirements of an average single-family house. This generalization is called "relative safety rating." Relative safety ratings are based on the reserve capacity of groundwater in storage needed to sustain a single-family house during a 15 year drought; and the time required to recharge the groundwater system prior to a second 15 year drought.

The relative safety ratings of various sized lots and differing amounts of groundwater in storage are shown in the environmental impact report. The average level lot size which generally can be considered "safe" in Julian is five acres. Safe is defined as 45 or more years reserve capacity. The lot can sustain a third 15 year drought without a period of wet years to recharge the groundwater system. However, under some conditions, smaller lots could be "safe" since the average annual groundwater recharge rate is approximately the same as average consumption use by a single family.

Based on this analysis, about 5,280 homes can be accommodated yielding an ultimate population ceiling of approximately 14,250 residents. If additional water sources are identified at a later date, these figures would require revision. These are average statistics, indicating that theoretically there is adequate groundwater in the planning area to support 14,250 people. But the Julian population is concentrated in a few neighborhoods rather than dispersed evenly across the community. Therefore some areas with parcels larger than eight acres will be necessary to offset areas with smaller sized lots. In any event, transfers of water would be necessary to supply a population of 14,250 people. Transfer of water within the planning area does not imply importation of water. Based on present and foreseeable events, importation of water to Julian is not feasible.

The quality of both surface and subsurface water systems is also important. Within the townsite sewer district sewage currently undergoes primary treatment prior to reentering Coleman Creek. Wastewater from this facility is in violation of discharge requirements of the Regional Water Quality Control Board and regulations of the State and County Health Departments. Operations of the existing facility were to terminate in February, 1976. On-site sewage disposal utilizing septic tanks is generally an effective means of filtering pollutants out of effluent reentering the groundwater system. However, where septic tanks proliferate and failures become increasingly common, groundwater may become contaminated.

POLICY 1 A groundwater resource conservation area should be established for the Julian Planning Area, pursuant to the General Plan Conservation Element. This program should include:

Action Program 1.1 Semi-annual groundwater monitoring program to analyze groundwater supplies and usage patterns, and to identify potential alternate water sources.

Action Program 1.2 Establishment of a Julian Groundwater Conservation Advisory Committee, including representatives of local water companies and other interested citizens to advise the County regarding groundwater conservation concerns and activities within the resource conservation area.

Action Program 1.3 A study of the feasibility and cost of available technical solutions, including analysis of potential institutional framework for implementing such solutions, should be conducted by the County and the Julian Groundwater Conservation Advisory Committee.

Results of this groundwater management program may necessitate future modification of the Julian land use element to reflect optimum resource utilization with participation by local citizens.

POLICY 2 Cumulative effects of new development should be carefully regulated and the quality of groundwater constantly monitored.

POLICY 3 Growth in Julian should remain at its current low rate to allow time for identifying problem areas and workable solutions before crisis conditions could arise.

POLICY 4 Groundwater recharge activities should be increased by retaining agricultural ponds and other water bodies to increase infiltration.

POLICY 5 Impact analysis of installation of new sewage treatment plants or significant expansion of service should address potential loss of groundwater recharge resulting from conversion of septic tanks.

POLICY 6 Funding for the new sewage treatment plant at Highway 78/79 and Pine Hills Road should be vigorously pursued.

POLICY 7 Cumulative effects of numerous septic tanks on water quality should be monitored.

Vegetation and Wildlife - Findings

1. Of the eight ground cover types discussed in the Julian Basic Data Report, three of them represent significant natural resources when compared to the amount of such vegetation cover in San Diego County as a whole -- meadows, woodland, and woodland-grass.

2. Because of the elevation of the planning area, the vegetative cover includes more forested areas than is common throughout most of the County. The amount of woodland is 8.5% of the entire County's woodland and 11.8% of the entire County's woodland-grass.

3. Meadows are uncommon habitat types in arid San Diego County and often support rare and endangered plants. The planning area contains 609 acres of meadows, some of which are used for agriculture.

4. Potential endangered plants in the planning area are mostly annuals.

5. Limited data exist on the status of wildlife.

6. No officially recognized rare or endangered species of wildlife are known to exist in the planning area.

7. At least eighteen species of wildlife in the planning area are known to have depleted or declining populations.

8. Mule deer and mountain lions exist in the Julian area.

9. Several species of pine beetles have caused varying amounts of damage to native pine trees; these species could cause serious economic loss of pine forests if not controlled.

10. Residential development potentially decreases native wildlife, with some exceptions.

The Julian Community Planning Area contains several unique natural habitats of regional significance, including meadows, forested areas, and riparian woodland habitats, some of which support rare and endangered plant species. The diversity and uniqueness of these habitats result in part from the community's location at the transition between two very different climatic and topographic environments. The Banner Grade area in particular exhibits varied changes in vegetative cover making this a valuable area for study of changing faunal populations. This area has a significant and diverse population of wildlife. Vegetative communities make up the local ecosystem which supports animal life. If habitat areas are disturbed, significant alterations in animal populations may result.

POLICY 1 <u>Grading and indiscriminate removal of natural vegetation should be minimized. Cumulative effects of habitat disturbance are especially significant and should be addressed during evaluation of environmental impacts of discretionary proposals</u>.

(Archaeology)

1. The Julian area was previously occupied by the Kumeyaay or Diegueno people, until displaced during the 19th century by Europeans.

2. The Kumeyaay lived in fixed villages by seasons, but traveled to special resource camps during the year.

3. Riparian and southern oak woodland plant communities served as rich food resource areas and centers for habitation. Rock outcrops in or around oak woodland areas were frequently used as grinding sites.

4. Archaeological site records for the planning area were examined at local institutions; data was also compiled from other sources, including environmental impact reports.

5. Heise Park was found to contain several temporary camps and milling stations.

6. The site of the previous Girl Scout camp, Camp Winaka, apparently contains an historical Kumeyaay Village site.

7. Known archaeological sites and areas of high potential for archaeological sites have been identified within the planning area.

(History)

1. Julian contains an extensive and well preserved history dating back over one hundred years.

2. Many buildings remain standing in Julian from the mining days and should be preserved.

3. Julian is officially registered as a California historical site.

4. The citizens of Julian are considering applying for designation of the entire townsite on the national registry of historic places. Such a designation would provide controls over new construction or building alteration in the townsite area.

5. Also being considered in the Julian area is historic zoning to provide strict design controls and allow for older patterns of lot sizes and setbacks.

Julian has a long history of human habitation from Indian times through the nineteenth century gold rush to the present. Indians were plentiful in the planning area when early Spanish and Mexican explorers passed through. Due to the nature of early Indian technology, certain areas within the Julian Community (particularly those on high ground near running water and oak groves) have a high potential for significant archaeological sites.

Mining days in Julian are an integral part of nineteenth century California history. Visions of gold brought settlers to the vicinity by the thousands. The Julian townsite was laid out in the 1870's to house miners, and an architectural style evolved from the early buildings. Intervening years have not altered the townsite greatly, and many original buildings remain in use today.

POLICY 1 Location of potential and known archaeological significance should be delineated as Archaeological Resource Conservation Areas. Wherever an environmental analysis is required by the Environmental Review Board, archaeological surveys within these conservation areas would aid in protection of the archaeological history of previous cultures.

Minerals - Findings

1. Gold is the primary valuable mineral known to exist in the planning area and its presence was a major factor influencing community development. A nickle deposit has been located in one mine. Useable building materials are scarce. Rock, sand, and gravel deposits are small and scattered, but Julian schist might be used as a decorative stone.

POLICY 1 The Bureau of Land Management is encouraged to retain its lands where mineral deposits or mining claims occur.

Timber - Findings

1. Timber resources in Julian are of value primarily for wood cutting. Large scale logging does not occur, but local timber was once used to build homes and reinforce mining shafts in the area.

POLICY 1 Timber resources, uncommon in the County, should be protected from small lot subdivisions (as specified in the Land Use Element), fire and misuse.

POLICY 2 Selective cutting should be encouraged for reasons of aesthetics, wildlife management, and good forestry practices.

Energy - Findings

1. Because of its rural nature, Julian residents currently use and will continue to use more energy for transportation than a similar number of urban residents. Development will not be dense enough to permit functional pedestrian or public transit networks throughout the community.

POLICY 1 Efficient insulation in building construction is encouraged to decrease energy consumption during periods of hot and cold weather which characterize the area.

POLICY 2 As the local population grows, an efficient group transportation system to and from the metropolitan area should be explored, particularly for weekend travel.

Noise - Findings

1. Noise is not a significant environmental problem in the Julian Planning Area. The only noise sources are localized along Highways 78 and 79 and noise levels are not expected to reach significant proportions during the life of the plan.

POLICY 1 Specific or generalized impacts of mitigating measures are adequately addressed in the County noise element and environmental impact reports on proposed projects.

Air Quality - Findings

1. Julian is a rural community with a small population dispersed over a wide area. As such it is probably one of the communities within the County least effected by regional air quality problems. Julian's air quality is largely determined by emission sources in the surrounding areas, especially to the west. To a lesser extent this air quality is affected by weekend tourist traffic. The contribution of local resident activities is probably only a minor factor by comparison.

Most of the factors which determine Julian's air quality are not within the community's power to influence. Nevertheless, there are things the community can do in the future to improve both the local and regional air quality situations.

POLICY 1 Land uses should be integrated to allow residents ready access to a variety of small scale commercial activities.

POLICY 2 Group transportation should be encouraged.

POLICY 3 Types of transportation other than motor vehicle should be pursued.

POLICY 4 Controlled burning of brush in rural communities such as Julian should be accommodated, despite negative impacts on air quality, in order to reduce fire hazard.

OPEN SPACE ELEMENT

Intent

The Open Space Element identifies and describes the open space uses in the Julian community and contains policies and action programs to protect these open spaces. The Julian Open Space Element is intended to support the policies contained in the General Plan Open Space Element. It is intended that the policies and action programs contained herein will more specifically detail the open space uses and policies pertaining to the Julian area.

Categories of Open Space

Open space can be defined as any parcel or area of land or water which is unimproved and devoted to any open space use that includes the preservation of natural resources, managed production of resources, outdoor recreation or the protection of public health and safety.

The following categories of open space provide the basic framework by which open space preservation might be implemented. This element incorporates existing park and recreational development in the Julian area, identifies environmental features, analyzes their significance and specifies areas suitable for open space protection.

Managed Open Space -- Natural flora and fauna areas with unique or representative vegetative and wildlife features, areas containing seismic hazard, outdoor recreational areas, floodplains, and historic sites are in this category. The following areas are designated as managed open space:

1. Cleveland National Forest lands
2. Bureau of Land Management lands
3. County Parks
4. Elsinore Fault
5. Floodplains
6. Historic Sites

Functional Open Space -- Agricultural lands, scenic corridors and areas of steep terrain are included in this category. The following areas are designated as functional open space:

1. Agricultural lands as designated in the Land Use Element.
2. Scenic corridors as designated in the Scenic Highway Element.
3. Areas of steep terrain in excess of 25% slope.

Open Space - Findings

1. Over 90% of the planning area is undeveloped. Some of this land is in agricultural preserves. Much of the undeveloped land is over 25% slopes.

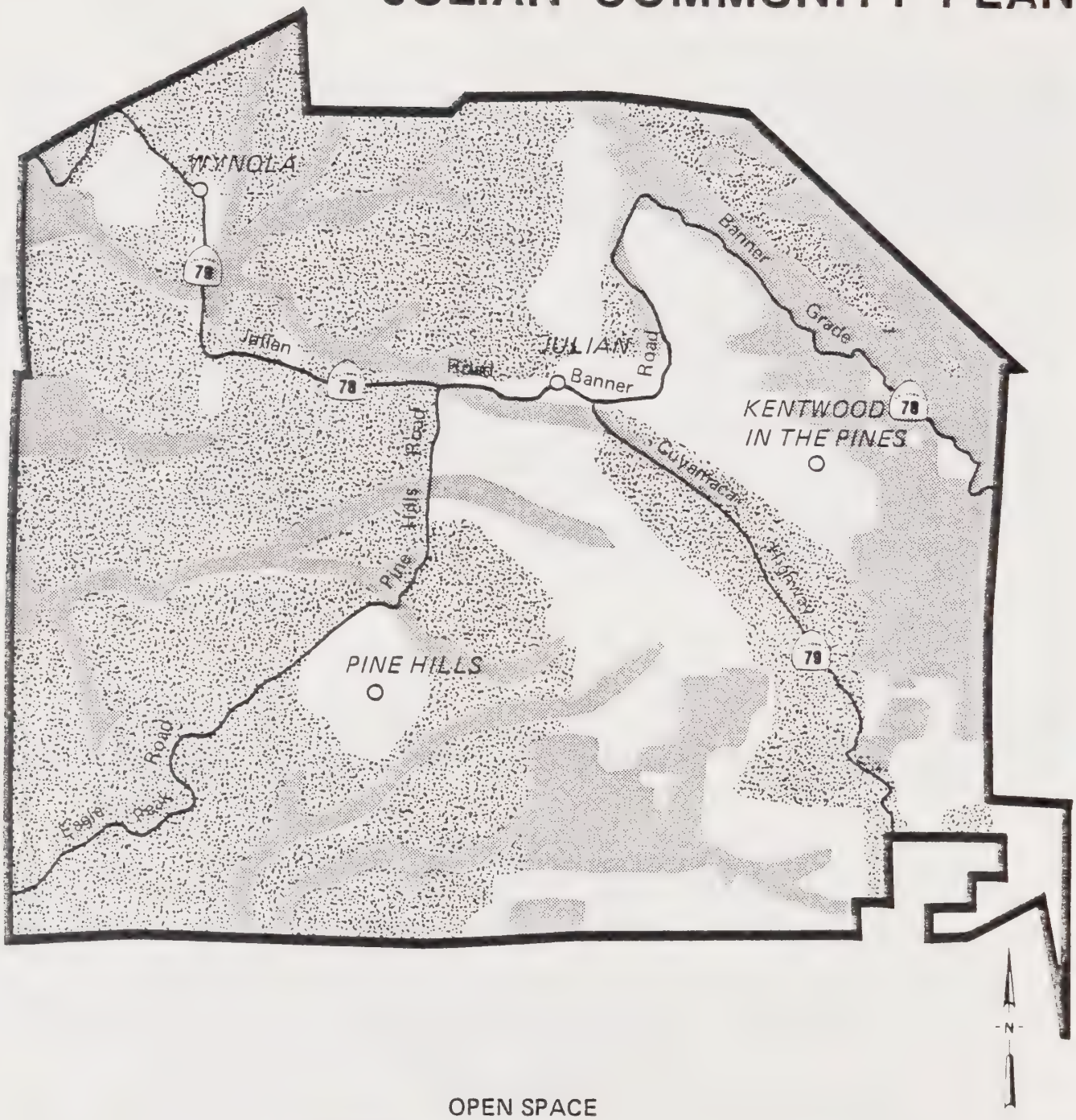
2. Certain open space lands are in public ownership. These include:

    a. U.S. Forest Service
    b. Bureau of Land Management
    c. San Diego County
    d. Special Districts

3. Some open space areas have been developed for recreational purposes. These include:

    a. 210 acres of William Heise County Park.
    b. The small picnic park at the Julian Museum.
    c. The half-mile nature trail in Inaja Memorial Park.
    d. Minimal improvements at Lane Park by the Community Services District.

JULIAN COMMUNITY PLAN



OPEN SPACE

MANAGED OPEN SPACE

FUNCTIONAL OPEN SPACE

SCALE:

0 4000 8000 12,000 Feet

0 ½ 1 2 Miles

Open space is the primary factor contributing to Julian's rural character. Neighborhoods are well defined by large expanses of intervening unimproved areas of exceptional scenic beauty. Pressures to develop these resources or the locations where they exist is not as great in Julian as in other more accessible areas of the County. Demand is rising, however, and local open space is of sufficient high quality in the Julian area that protection is warranted. In preparing the open space element for Julian, environmental factors were rated for their appropriateness as open space and integrated to produce a composite open space suitability map. These factors were rated for areas of high, medium, and low suitability for open space protection.

POLICY 1 A variety of open space facilities should be protected to serve the needs of the Julian community.

POLICY 2 Cooperation between all levels of government and private organization should be encouraged in the areas of management, conservation and protection of open space resources.

POLICY 3 All feasible implementation techniques for the preservation of open space should be pursued.

POLICY 4 Provisions should be made to ensure citizen input from all elements of the community into the development, design and evaluation of recreation and open space facilities.

SAFETY ELEMENT

Intent

The Julian Safety Element is intended to reduce loss of life, injuries, damage to property and economic or social dislocations resulting from fire, flooding, geologic occurrences and crime.

This safety element combines two state mandated elements: Safety and Seismic Safety.

Developed within the framework of the Safety and Seismic Safety Elements of the General Plan, the Julian Safety Element is consistent with and supplemental to the policies and action programs contained in the County wide documents. It is intended that it will more specifically define the safety issues within the Julian Area.

Categories of Hazards

Three types of hazards to public safety result from natural phenomena in the Julian Planning Area: fire, flooding and unstable geology. In addition, crime affects the level of public safety. Each type of hazard is addressed separately in this element. Emergency service for responding to disaster situations is also addressed.

Emergency Service - Findings

1. Problems of emergency service and evacuations are common to each type of hazard. It is highly unlikely that a natural disaster in Julian would cut off all three major access routes (Highways 78, 79, and 78/79). On a local scale, only a few areas currently have a single egress, and the circulation element recommends emergency easements to insure safe exit.

2. The Office of Emergency Services is responsible for disaster preparedness in San Diego County. They have designated Julian High School as the local major disaster service center, equipped with first aid and life support supplies. Adjacent to the school, the County road station stores equipment for a 200 bed temporary hospital. A communications system and civil responsibilities in case of emergency are designated in advance of need. In case of a minor disaster or localized emergency, the Julian Townhall is the designated evacuation center. Use of the Townhall provides adequate shelter for evacuees without disrupting school functions.

POLICY 1 Potential hazards and emergency plans should be well publicized throughout the community, and posted where visitors are likely to congregate (for example, Heise Park). Flyers and other publicity could be distributed to all homes and posted in conspicuous locations, especially for visitors to vacation homes.

Fire Hazards - Findings

1. Fire hazard in the Julian community is rated by the national insurance board as the highest hazard level (10 on a scale of 10). It is within the area of highest fire danger in San Diego County. This high hazard rating is due to several factors: presence of dense and flammable vegetation, steepness of slope, dry and windy climate, and the presence of people. The first three factors affect the size and rate of spread of a fire, but the presence of people increases incidence of fire ignition. Portions of the planning area accommodate people but have no form of communications with emergency personnel.

2. Within the planning area, fire hazards are somewhat greater in the Harrison Park area than near Spencer Valley. In the southeastern area, vegetation is thicker and dryer, water is more scarce, and the topography creates fire fanning conditions likened to a wind tunnel. By contrast, Wynola has more available water and orchards which function as fuel breaks. Although many fires have occurred over the years, flammable vegetation grows back in the burned area in just a few years, reestablishing a high fire hazard level.

3. Aside from minimal subarea variations, the entire planning area is highly volatile. Fire suppression efficiency has allowed a thick undergrowth of flammable materials to develop. Precautionary steps can prevent fires from starting and retard their spread, once ignited.

4. Water is a primary fire fighting tool and is in short supply in Julian. Any form of water storage is desirable.

5. Some conflict between ideal fire safety standards and historical preservation in the Julian townsite may arise. Historic setbacks and alley widths in particular, may cause problems. Frequent cause of structural fires in Julian is faulty heating or fire places in older homes.

Recommendations for fire safety fall into four categories: education and prevention, equipment, circulation, and land use regulation.

(Education and Prevention)

POLICY 1 Degree of fire hazard and precautionary measures should be well publicized throughout the planning area, with special attention to visitors.

POLICY 2 Controlled burning or mechanical brush thinning should be explored near areas of intensive use, as referenced in the County Fire Study and County-wide Public Safety Element.

POLICY 3 Education of local property owners as to the value of brush clearance and compliance with the County code is needed.

POLICY 4 Because many summer camps exist in the area, the feasibility of having fire protection specialists identify locations of safety areas, describe emergency escape routes and supervise fire drills in each camp should be studied.

(Equipment)

POLICY 1 All forms of water storage should be encouraged, including:

Agricultural ponds,
Recreation ponds at public parks,
Adequate fire hydrants in subdivisions and public parks,
Exploration of mandatory reserves in tanks for neighborhood water distribution.

POLICY 2 All connections provided for fire fighting use in proposed discretionary permit applications should provide for standardized hardware.

POLICY 3 Installation of some form of fire warning system should be investigated along Engineers Road and along public trails.

POLICY 4 Coordination of all local fire fighting equipment and personnel should be encouraged.

(Circulation)

POLICY 1 All roads leading to occupied structures should be large enough to accommodate emergency vehicles.

POLICY 2 To promote access to hazardous areas emergency easements should be negotiated at appropriate intervals.

POLICY 3 Appropriate agencies should be encouraged to sign the State highways for smoking and non-smoking areas during declared fire season.

POLICY 4 Amendments to the Building Code should be studied to require all road names and house numbers to be posted clearly to aid identification in emergency situations.

POLICY 5 Ten foot righs-of-way along public roads and utility lines should be kept clear of thick vegetation.

POLICY 6 Cleared areas suitable for emergency heliports (like the high school) should be identified in appropriate locations.

POLICY 7 To reduce fire hazard and for safety, a study should be made of the feasibility of requiring back packers, hikers, and horseback riders to be limited to trails. Trails should be laid out with some regard to fire safety and all trails should be cleared. Similarly, regular stopping points on trails should be cleared and maintained.

POLICY 8 At least two access routes should be provided to new subdivisions; one of which may be for emergency use only.

(Land Use Regulation)

POLICY 1 All hazardous uses should be identified including the petrolane storage yard, individual butane tanks, gas stations, and likely locations for outdoor operation of stationary machinery. These areas should be properly cleared and equipped with fire extinguishers.

POLICY 2 Fuel breaks through thick vegetation around communities should be cleared and replanted with fire retarding vegetation.

POLICY 3 Fire prevention officials should continue to make recommendations for lot splits and sudivisions.

POLICY 4 Because agriculture tends to eliminate most flammable types of vegetation, protection and expansion of agricultural uses is encouraged.

POLICY 5 Fire safety laws should be complied with.

POLI_Y 6 Voluntary periodic inspection of heating systems and fireplaces should be encouraged.

POLICY 7 Historic land use patterns should be allowed to continue, provided fire authorities are consulted and adequate precautions are taken to remove hazards and provide water hydrants or fire extinguishers. Modification of building interiors will also reduce risk.

Flooding - Findings

1. Because the terrain in Julian is so rugged, flooding is an unlikely threat. Floodplains have been identified along major creek beds but are generally less than 300 foot wide bottoms of steep canyons.

2. Many small, earthen dams exist in the planning area. They are generally located so that a rupture in the dike would allow water to disperse before any damage could be done. In researching potentially hazardous dams throughout San Diego County, the Office of Emergency Services identified no such structures in the Julian area.

Unstable Geology - Findings

1. Landslides, erosion, and earthquakes constitute the primary geologic hazards. Most of the planning area is sited on stable bedrock, primarily granitic rock, and is resistant to landsliding. Topsoil erosion potential is high, however.

2. The Elsinore Fault runs through Banner Canyon, about three miles from the town center. Delineation of the Special Study Zone along Elsinore Fault is scheduled for completion by the State in 1976.

3. An earthquake having a magnitude of 7.3 on the Richter scale is estimated to occur somewhere along the Elsinore Fault System at an average interval of 60 years. A seismic event of this magnitude can cause considerable damage to certain types of buildings in the Julian community. Large structures and inherently unstable soils which compound seismic hazard are uncommon in Julian, and the vast majority of existing buildings are of wood frame construction flexible enough to withstand severe groundshaking. However, some of the historic buildings are expected to suffer major structural damage and, quite possible, collapse.

4. In the Julian Planning Area, an interim ordinance mandated by the County Seismic Safety Element will require geologic reports for all discretionary and ministerial permit applications which propose structures for human occupancy in the County-designated Elsinore Fault-Special Study Zone. Boundaries of the County-designated Elsinore Fault-Special Study Zone shall be coincidental with the State Division of Mines and Geology Elsinore Fault-Special Study Zone upon delineation by the State.

POLICY 1 Development on steep slopes should be confined to low density configurations conforming to natural terrain.

POLICY 2 Agricultural activities should be properly managed to minimize soil erosion.

POLICY 3 Hillsides should be protected against loss of soil retaining vegetation through fire, grading, etc.

POLICY 4 Where historic preservation and seismic safety conflict, lower threshold safety criteria may be used in Julian, provided that steps are taken to reduce public risk. For example, permitted uses or occupancy capacity of buildings might be altered or warning signs might be posted.

POLICY 5 Alternative funding sources to assist private property owners in bringing recognized historic structures up to minimum siesmic risk standards should be investigated by the County.

Crime - Findings

1. Crime rates in Julian are relatively low and most crime seems to be committed by visitors to the area, but crime rates probably will increase with population growth. Primary offenses are burglary and theft. The large number of vacation homes, usually vacant mid-week and in winter, are ready targets for such activity. Large parcel sizes also contribute to burglary potential, as most homes are not visible from streets or neighboring yards. Residents in this rural community seem to favor residential seclusion, even at the expense of hampered crime detection.

POLICY 1 Installation of anti-intrusion hardware is encouraged.

TRANSPORTATION

Goal

Develop a convenient, safe, and balanced circulation system for present as well as future transportation needs in Julian.

Objectives

1. PROMOTE A BY-PASS ROUTING OF HIGHWAY 78/79 AROUND DOWNTOWN JULIAN.

2. ENCOURAGE THE ENFORCEMENT OF EXISTING SPEED ZONES ON THE STREETS OF JULIAN.

3. PROVIDE OFF-STREET PARKING IN DOWNTOWN JULIAN.

4. PROVIDE PASSING LANES, TURNOUTS, AND LEFT TURN POCKETS ON MAJOR ROADWAYS.

5. PROVIDE TURNOUTS AND PARKING FACILITIES ON MAJOR ROADWAYS AT SCENIC VIEW POINTS.

6. ENCOURAGE SELECTED ROUTES TO BE DESIGNATED SCENIC HIGHWAYS.

7. ENCOURAGE AND PROMOTE CLEAN ROADWAYS AND RIGHTS-OF-WAY BY PROVIDING LITTER AND TRASH CONTAINERS AT CONVENIENT LOCATIONS.

8. ENCOURAGE FACTUAL INFORMATION SIGNS ON MAJOR ROADWAYS IDENTIFYING ROAD HAZARDS CAUSED BY WEATHER CONDITIONS PECULIAR TO THE AREA.

9. PROMOTE SAFE NIGHT DRIVING BY ENCOURAGING THE ENFORCEMENT OF EXISTING REGULATIONS OF OUTSIDE LIGHTING ON OR NEAR PUBLIC ROADWAYS.

10. DELINEATE CENTERLINES AND SHOULDERS OF ROADS FOR SAFER DRIVING IN FOG AND SNOW, AND PROVIDE GUARD RAILS WHERE APPROPRIATE.

11. DESIGN ROADS TO FOLLOW NATURAL CONTOURS, AVOID GRID PATTERN STREETS, MINIMIZE CUTS AND FILLS AND THE DISTURBANCE OF NATURAL ROCK-OUTCROPPINGS AND TREES WHEREVER POSSIBLE.

12. ENCOURAGE ENFORCEMENT OF EXISTING VEHICULAR ANTI-NOISE REGULATIONS.

13. ENCOURAGE BLENDING OF ALL ROADS INTO THE NATURAL TERRAIN AND MINIMIZING URBAN IMPROVEMENTS SUCH AS CURBS, GUTTERS, AND SIDEWALKS TO PRESERVE THE RURAL ATMOSPHERE OF THE COMMUNITY.

14. ENCOURAGE THE DEVELOPMENT OF AN AIRSTRIP FOR GENERAL AVIATION, LOCAL CONVENIENCE, AND EMERGENCY SERVICE.

15. ENCOURAGE AND PROMOTE A MEANS OF PUBLIC TRANSPORTATION BETWEEN THE JULIAN AREA AND THE MAJOR POPULATION CENTERS (RAMONA, ESCONDIDO, SAN DIEGO, AND BORREGO SPRINGS).

CIRCULATION ELEMENT

Intent

The Circulation Element identifies and analyzes circulation needs in the Julian Community and contains policies and standards to meet those needs. The Julian Circulation Element was drafted after careful consideration of the General Plan Circulation Element and responds to needs and policies identified in the County-wide document.

The Circulation Element describes the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and facilities, all correlated with the land use element.

Categories of Circulation Routes

The following categories of circulation routes will adequately serve the long range needs of the Julian community.

Light Traffic Collector -- is a two lane undivided road preserving a sixty foot right-of-way with additional right-of-way and auxiliary lanes at critical intersections. This road is appropriate for suburban and rural areas.

Rural Mountain Road -- is a two lane undivided road preserving a one hundred foot right-of-way with additional right-of-way and auxiliary lanes at critical intersections. This road is appropriate as a collector only in rural mountain areas with unique scenic and historic resources.

Bicycle Routes -- facilities that provide for bicycle travel.

Riding and Hiking Trail -- trails intended for shared use by riders and hikers.

Roads - Findings

1. The Julian Planning Area is served by a road network consisting of two-lane State Highways and local County roads. All the area's centers of population have access to this network.

2. The area lends itself to private motor vehicle transportation because of its remoteness and low population density.

3. Excluding local traffic, 90 percent of through trips are regional trips, of which 60 percent are for recreational purposes.

4. Planned roads on the present County Circulation Element for the Julian Area are in excess of need based on traffic projections.

5. The accident rate on Highways 78 and 79 is two and three times greater than the State average, respectively. Limited sight distance around curves is a primary cause of the high accident rate.

6. Regional traffic projections beyond 1995 indicate the need for an additional north-south road to supplement SR79 if additional lanes are not provided on SR79.

Currently Julian is accessible by private motor vehicle only. There are two primary routes linking metropolitan San Diego with the planning area: State Highway 78/79 from the west (78 from the west and 79 from the north merge in Santa Ysabel) and State Highway 79 from Interstate 8, via Cuyamaca, from the south. Additionally, State Highway 78 provides access to Julian, via Banner Canyon, from the Anza Borrego desert to the east.

Principle County roads in Julian are Wynola Road, Pine Hills Road, Fresius Road and Farmers Road. Smaller paved collector streets serve residential neighborhoods, as do unpaved public and private roads.

Snow removal service is provided on state highways and County-maintained roads. Curbs and gutters are neither necessary nor desired by residents.

Traffic in the planning area is generated primarily from nearby metropolitan areas, as current traffic data illustrates.

CURRENT TRAFFIC COUNTS

	1975 Average Daily Traffic (ADT)	1975 Peak Hour (Vehicles Per Hour)
Highway 78 (Santa Ysabel to Julian)	1800	600
Highway 78 (Main and Washington)	3000	Not Available
Highway 78 (Julian to Banner)	1900	340
Highway 79 (Julian, south)	1100	450

Source: CALTRANS

On Highway 78, at Main and Washington, the greater ADT indicates locally generated traffic.

Capacity of these two-lane highways is estimated at 5000 ADT or 1400 vehicles per hour. Highways 78 and 79 are currently well below capacity, but accident rates on these winding mountain roads are above average.

ACCIDENT RATES (1975)

Highway 78	4.8 accidents/million vehicle mile
Highway 79	6.4 accidents/million vehicle mile
State Average	2.3 accidents/million vehicle mile

Source: CALTRANS

The currently adopted County Circulation Element proposes an ultimate system of prime arterials and major roads through the planning area in excess of foreseeable demand. Principle components of the County wide element are displayed on the accompanying map. The Julian Circulation Element forecasts reasonable local and regional demand through the life of this plan and a few years beyond. Short and long range recommendations are based upon these projections.

Short Range Issues -- Secondary access is a major concern in populated areas such as subdivisions and the regional park. Under emergency conditions, evacuations of residents and access by emergency is restricted where only one road exists. This situation is particularly serious for the residents living off of Harrison Park Road and in Julian Pines.

Traffic on steeper portions of the state highways through Julian is congested because of slow moving vehicles. Desirability of turnout and passing lanes has been identified in the goals and objectives.

Due to topography and road alignment, several potential view sites have been identified. On a clear evening, lights from metropolitan San Diego are visible from above the Convair campground. Banner Grade provides several views of changing vegetation, geologic phenomena, historic sites and distant vistas.

Direct residential access is provided to state roads through the Julian Planning Area with many driveways adjoining these routes. As traffic increases on these highways, cars transitioning to and from a growing number of access points will add to traffic hazard, congestion and accidents.

Long Range Issues -- Increases in regional recreational travel and local growth are reflected in local traffic patterns. Over the ten-year period, from 1963-1973, average daily traffic counts have increased 40 percent on Highway 78, and increased 35 percent on Highway 79. Projections by the County and State CALTRANS foresee further increases by 1995.

PROJECTED TRAFFIC COUNTS

	AVERAGE DAILY TRAFFIC 1995*	PEAK HOUR (Vehicles) Per Hour 1995**
Highway 78 (Santa Ysabel to Julian)	2700	1375
Highway 78 (Main and Washington)	4800	---
Highway 78 (Julian to Banner)	3000	600
Highway 79 (Julian, south)	1500	675

* Source: County Department of Transportation (Assumes realignment of some curves to improve sight distance. With these improvements, the expressed capacity would achieve service level "E" (Unstable flow) as defined by the Highway Capacity Manual.)

**Source: CALTRANS

Two of the projected figures are important. Forecasted 4800 ADT in the townsite represents a serious traffic jam. As Highway 78/79 carries greater traffic loads, a solution to congestion in the townsite will be necessary.

Road widening along the current alignment is not a reasonable alternative because historic buildings which the community plan seeks to preserve are located so close to the roadway.

One thousand three hundred and seventy-five (1,375) vehicles per hour will be nearing capacity on Highway 78 to Santa Ysabel. Given topography and sight distances, the highway cannot accommodate much more traffic along the present alignment without extreme congestion and increased hazard.

(Short Range)

POLICY 1 Increased sight distances, improved shoulders to facilitate emergency parking, and other minor realignments should be undertaken by the State along portions of Highway 78 and 79 to improve traffic flow, promote safety, and reduce traffic accidents.

POLICY 2 Passing lanes, rest areas and turnouts are necessary. They should be well marked and of adequate length and located to insure easy traffic merging. Areas to install snow chains could be expanded for this purpose.

Action Program 2.1 The unpaved shoulder on Highway 79 across from Inspiration Point should be improved as a potential view site.

Action Program 2.2 Measures to aid safe traffic flow at the intersection of Washington and Main Streets should be taken.

Action Program 2.3 Turning lanes are recommended at the following locations:

a. Right and left turn entering Inaja Monument.
b. Left and right turn lanes onto Pine Hills Road.
c. Left turn lane from Highway 78 into Julian High School.
d. Left turn lane from Highway 78 onto Highway 79.
e. Left turn lane from Highway 78/79 onto Wynola Road.
f. Left turn lane to Wynola Road.
g. Left turn lane to Harrison Park.

POLICY 3 Major road junctions and some access road junctions with turning lanes require lighting to improve night driving safety. Locations such as Highway 78 and Pine Hills Road; Highway 79 and Harrison Park Road; Highway 78 and Julian High School are obvious critical areas.

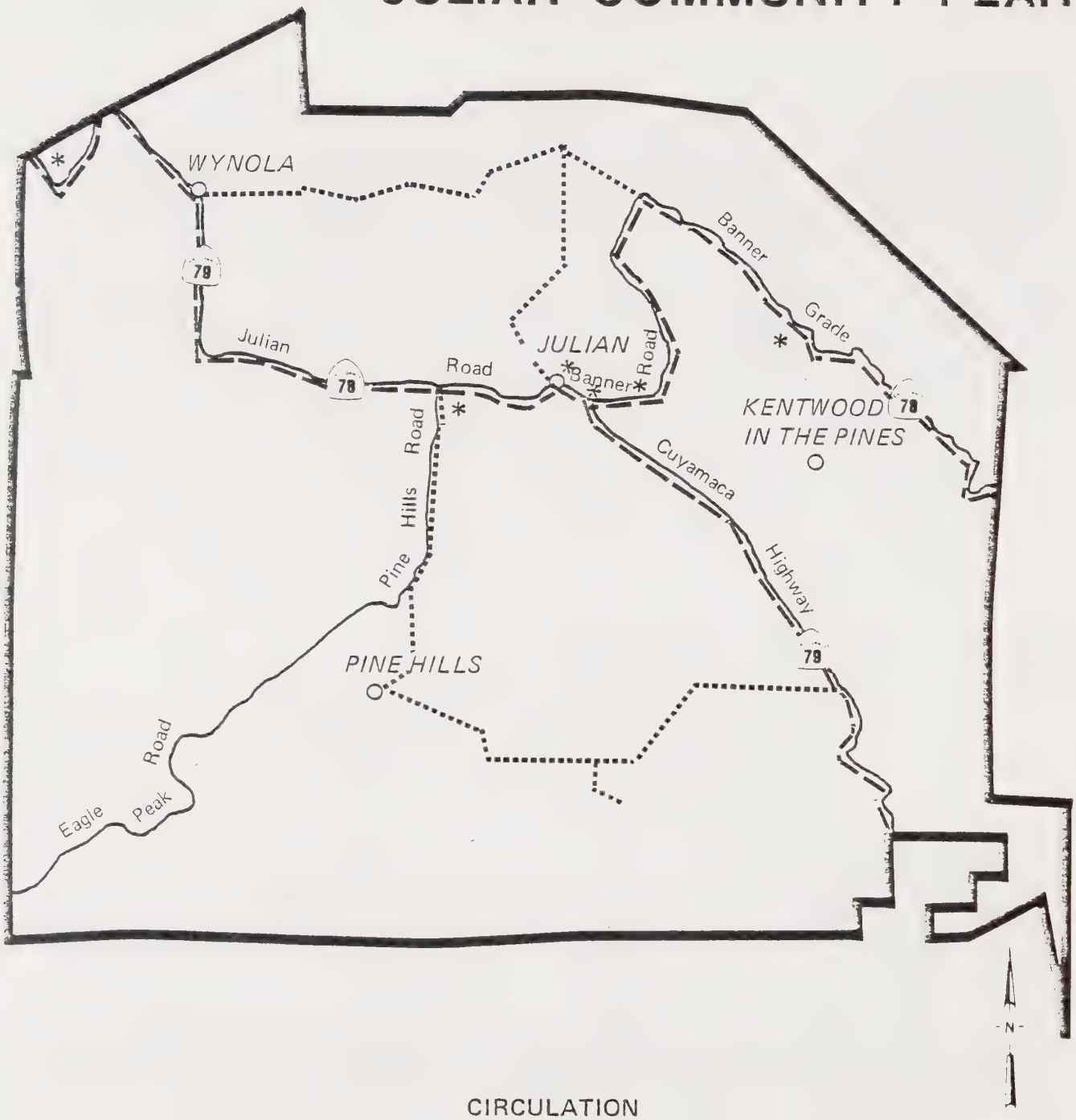
POLICY 4 It is recommended that localized access problems be resolved by residents and the appropriate governmental agencies. Emergency secondary routes from Harrison Park and Heise Park and other identified problem areas are particularly important.

POLICY 5 Outdoor floodlights on or near highways shall be shielded or directed so they are not hazardous to night drivers.

(Long Range)

POLICY 1 As traffic flow through the townsite becomes hazardous or unreasonably congested, solutions to smoother circulation should be determined jointly by the California Department of Transportation, County Planning Agencies, and the Julian Citizens' Executive Committee.

JULIAN COMMUNITY PLAN



CIRCULATION

RURAL MOUNTAIN ROAD

LIGHT TRAFFIC COLLECTOR

* SHORT RANGE IMPROVEMENTS

SCALE:

0 4000 8000 12,000 Feet

0 ½ 1 2 Miles

POLICY 2 Wynola Road should be designated a two-lane light traffic collector status of 60-foot right-of-way when and where safety requires.

POLICY 3 Fresius Road should be extended through Heise Park east to State Highway 79, augmenting the present single entrance and providing better access and egress for the park. This road should be a light traffic collector (2 lanes) of 60-foot right-of-way.

POLICY 4 Any land division along State Highway 78 or 79 which would create two or more lots of four acres or less should provide common access to the highway or otherwise satisfy the engineering and safety requirements of CALTRANS and the County.

POLICY 5 The projected 1995 Julian population of 3,000 people will not warrant regular public transportation. Weekend bus service between Julian and the metropolitan area should be explored.

Action Program 5.1 CALTRANS should install signing at Santa Ysabel informing travelers that they are entering the rural community of Julian and that 79 and S-2 (San Felipe Road) provides an alternate thoroughfare to the desert.

POLICY 6 Entrance and egress to industrial uses should be carefully planned to ensure proper visibility.

POLICY 7 Businesses locating along a state highway should coordinate the use of well-marked driveways. Provision of an entrance and exit which prevent cars from backing onto the highway would relieve potential congestion.

POLICY 8 Blend roads into the natural terrain and minimize urban improvements such as curbs, gutters, streetlights and sidewalks to preserve the rural atmosphere of the community.

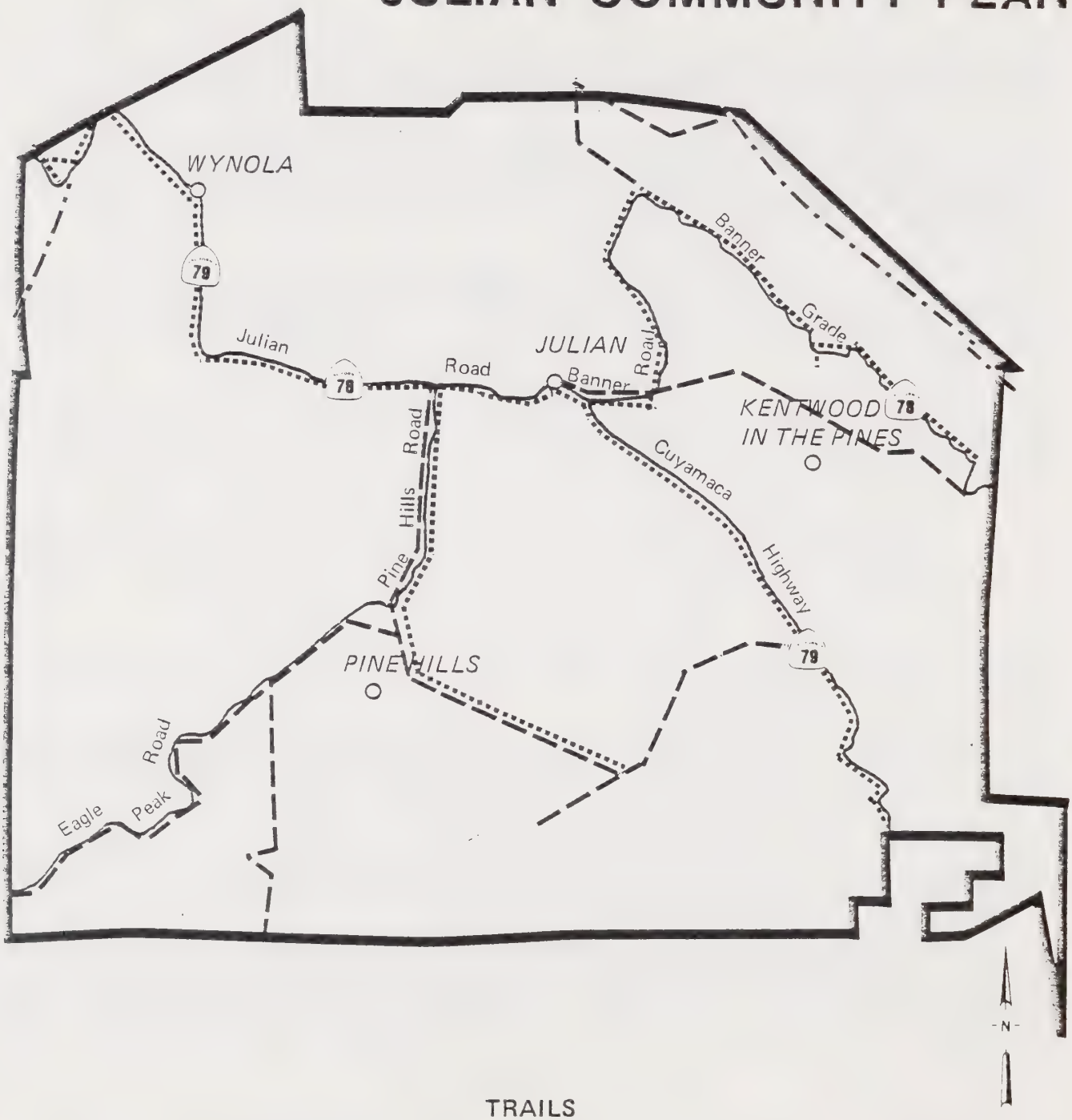
POLICY 9 State Highways 78 and 79 should be designated "rural mountain roads" preserving a 100 foot right-of-way with two lanes of road surface except through the townsite (as shown on Map #566) where the 80 foot right-of-way should remain unchanged.

Trails - Findings

1. Residents of Julian express great interest in being able to enjoy their vicinity at close range - on foot, on horseback or by bicycle. In addition, Julian's recreational orientation provides further demand for local trails.

2. Currently no official public trails exist through the planning area except for those internal to Heise Park and Inaja Monument Park, although the California Riding and Hiking Trail is located immediatley to the east. This trail is considered as a temporary alignment to be formalized as the Pacific Crest Trail. To develop the Julian trails system, commonly used existing routes were inventoried. These routes primarily included the following destinations:

JULIAN COMMUNITY PLAN



TRAILS

- PACIFIC CREST - RIDING AND HIKING
- PROPOSED RIDING AND HIKING
- PROPOSED BICYCLE

SCALE:

0 4000 8000 12,000 Feet

0 ½ 1 2 Miles

1. Julian Townsite
2. Santa Ysabel
3. Heise Park
4. Cuyamaca State Park
5. Eagle Peak Road to El Capitan Reservoir
6. Pacific Crest Trail/California Riding and Hiking Trail

3. The adopted County Bicycle Element designates a bicycle path from Santa Ysabel along 78/79 through Julian and south along 79 to Lake Cuyamaca. Another leg of the trail goes to Banner via Highway 78. The CPO "non-motorized" section of the regional transportation element also includes a bicycle trail along Wynola Road, a winding, narrow country lane.

4. The only other given in the Julian trails network is the Pacific Crest Trail. This federally backed project is planned to enter the eastern portion of the planning area as it runs through the westernmost states from Mexico to the Canadian border. Intended for horseback riding and biking, this trail is encouraged to link up with local trails while avoiding auto and motorbike routes.

5. Steep terrain and thick vegetation are major determinants of riding and hiking trail alignments. Most proposed trails follow existing dirt roads, fire breaks or creek beds. A principle obstacle to public hiking and horseback riding is private property over which trails often cross. In the past, many local landowners have allowed riders to cross their property by special arrangement, but access by the general public remains limited.

POLICY 1 Major road alignments or widenings should include provisions for paved shoulders with bicycle lanes.

Action Program 1.1 Immediate improvement of a bike trail between the townsite and Julian schools, by way of Cape Horn Road, should be negotiated to allow safe bicycle travel for children.

Action Program 1.2 Pine Hills Road and Fresius Park Drive to Heise Park should be made safe for bicycles as soon as possible.

POLICY 2 Highest priorities for implementing riding and hiking trails should be assigned to Banner Slide and Heise Parks trails.

POLICY 3 Proposed trails should cross public lands for the greatest portion of their length. Some desirable trails have been identified partially over private ownerships. Where owners of these parcels agree the County should negotiate access.

POLICY 4 Use of some Park Land Dedication Ordinance funds for acquisition of trail rights-of-way is encouraged when sufficient local park acreage is available and developed to meet the standards of the recreation element. (First priority use of PLDO funds is allocated to Julian Pioneer Park.)

POLICY 5 A safe bicycle route should be provided from Kentwood and Whispering Pines to the Julian Schools.

POLICY 6 Care should be taken when designing trails to allow cattle full use of pastures, prevent them from wandering off property, and protect them from mischief by trail users.

POLICY 7 Use of trails should be carefully regulated. Signing should indicate public trails, caution against trespassing, and convey high fire danger warnings and precautions. Closing trails when fire hazard is high should be considered.

POLICY 8 If and when the County adopts a County-wide trails amendment to the General Plan, this Trails section of the Julian Community Plan should be revised appropriately.

SCENIC HIGHWAY ELEMENT

Intent

The Julian Scenic Highway Element was prepared to insure enhanced enjoyment and utilization of scenic resources in the planning area. The Julian Scenic Highway Element is intended to support the policies contained in the Scenic Highway Element of the General Plan. Policies and action programs contained herein will more specifically detail the scenic highway designations and policies pertaining to the Julian area. This Scenic Highway Element establishes interim measures to protect all scenic corridors in advance of official designation.

Situated at the junction of three major travel routes through San Diego's back country, Julian is a natural destination for recreational drivers on recreational trips through the mountains, and for drivers heading into or out of the desert. The transition between two very different geographic zones - the coastal plain and foothills to the west and the desert to the east - creates added scenic interest as wooded slopes give way to spectacular vistas.

Findings

1. All major roads through the Julian Planning Area are State Highways which meet the guidelines for official California scenic highways primary routes through the community in that they:

   -- are through roads linking major recreational and historic areas as well as joining existing scenic corridors;

   -- offer scenic vistas and pass through beautiful countryside;

   -- are utilized for one day sightseeing.

2. Julian displays scenic beauty unrivaled in most of San Diego County. People traveling through enjoy spectacular vistas of the desert and inland valleys. Changing seasons are evident as roads pass through wooded canyons, open

meadows and grassy rolling hills. These scenic characteristics have made the planning area attractive for permanent residences and vacation homes. Because major development has occurred outside the visual corridors of main roads, the sensation of expansive open space remain unspoiled.

3. Analysis of scenic characteristics in the planning area covered the following segments of the state highways:

   a. State Highway 78 up Banner Canyon and along Wynola Road through steep canyons, rolling hills and scenic agricultural lands. Highway 78 enters San Diego County from Imperial County to the east and passes through Anza-Borrego Desert State Park, where 18.2 miles are already officially designated.

   b. State Highway 79 approaching the townsite from the south, winding along the ridge line between forested or grassy hillsides and spectacular desert vistas. Highway 79 travels from Interstate 8 through scenic Cuyamaca State Park and passes the state owned vista site at Inspiration Point.

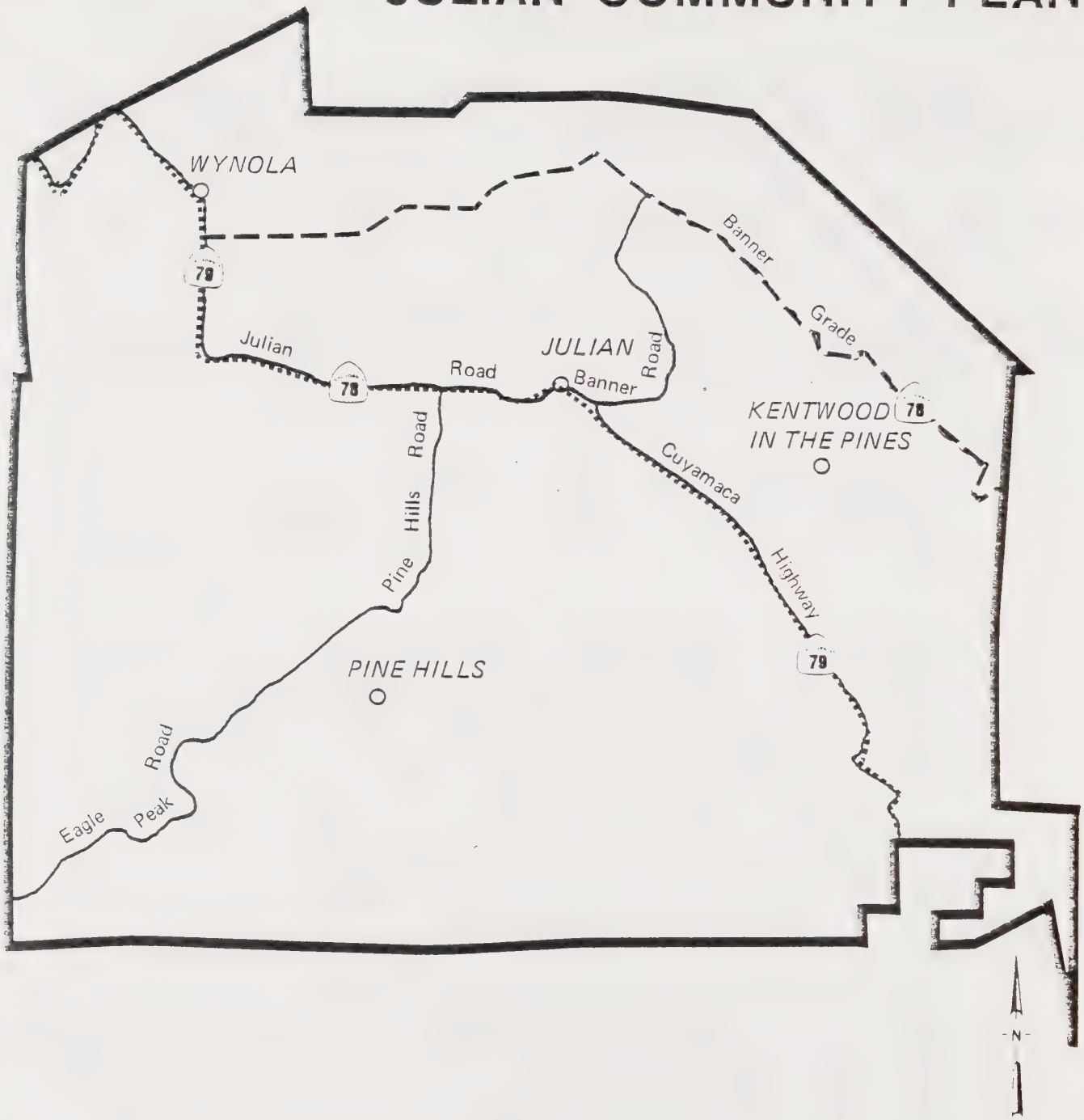
   c. State Highway 78/79 from the junction of 78 and 79 through the townsite, past Inaja Memorial Park maintained by the state to Santa Ysabel. The view from the road alternates between enclosed wooded areas and wide open meadows, and includes opportunities for tourists to stop at roadside fruit stands. Highway 79 continues past Lake Henshaw to Warner Springs and 78 travels to Ramona and Escondido.

The County-wide element suggests initiating two corridor studies per year. At this rate, it will be at least three to eleven years before second priority studies are begun on Route 78, and twelve to thirty years to begin studies of Route 79, a third priority. It is of concern that these proposed scenic corridors will not be designated officially for many years. Several options are available to preserve the scenic nature of routes until they are given official status.

POLICY 1 <u>Scenic corridors should be implemented in an area generally defined as visible from the roads illustrated on the accompanying map. It is recommended that all elements of proposed developments should be consistent with the intent of the scenic preservation overlay zone, including the following criteria:</u>

a. <u>Buildings and structures shall be so designed and located on the site as to create a harmonious relationship with surrounding development and the natural environment;</u>

JULIAN COMMUNITY PLAN



SCENIC HIGHWAY

..... SECOND PRIORITY — — — THIRD PRIORITY

SCALE:

0 4000 8000 12,000 Feet

0 ½ 1 2 Miles

b. Buildings, structures, and plant materials shall be constructed, installed, or planted so as not to unnecessarily obstruct scenic views visible from the area;

c. Potentially unsightly features shall be located so as to be inconspicuous from streets, highways, public walkways, and surrounding properties, or effectively screened from view by planting and/or fences, walls, or grading;

d. Insofar as feasible, natural topography, vegetation, and scenic features of the site shall be retained and incorporated into the proposed development;

e. Any grading or earth moving operation in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site, and vegetative cover shall be provided to hide scars on the land resulting from such operations.

f. Off-premise signs will not be allowed in scenic corridors.

Action Program 1.1 A local review committee should be created to advise the County regarding site plan approvals.

Action Program 1.2 Inspiration Point should be upgraded as a focal point on proposed scenic Highway 79. Because this is already publicly owned land, certain immediate steps can be taken. Picnic benches or other forms of seating away from the loop road would allow visitors to enjoy the spectacular view more leisurely and in comfort, without interference from automobiles.

POLICY 2 Location of discretionary developments should be evaluated for impact on scenic corridors to insure the continuation of the rural character of Julian.

COMMUNITY DEVELOPMENT

Agriculture

Goal

Promote long term agriculture in the Julian area.

Objectives

1. PRESERVE AND PROMOTE JULIAN AS APPLE AND PEAR CAPITAL OF THE COUNTY.

2. ENCOURAGE FRUIT AND TREE FARMING AND THE GROWING OF LILAC AND BULB FLOWERS AS WELL AS CATTLE GRAZING AND HORSE RANCHING TO CONSERVE OPEN SPACE.

3. ENCOURAGE JOINT AGRICULTURAL-RECREATIONAL ACTIVITIES, SUCH AS FISHING, CAMPING, HIKING, EQUESTRIAN USE, ETC., TO CREATE ECONOMIC ADVANTAGES TO THE AGRICULTURIST AND TO PROVIDE NEEDED RECREATIONAL ACTIVITIES TO THE COMMUNITY.

4. ENCOURAGE AGRICULTURE THROUGH USE OF AGRICULTURAL PRESERVES, TAX INCENTIVES, PURCHASE LEASE/BACK PROGRAMS, TAX ASSESSMENTS BASED ON LAND USES, ETC.

5. DISCOURAGE URBAN SPRAWL IN ORDER TO PRESERVE AGRICULTURAL RESOURCES.

6. ENCOURAGE THE USE OF RECLAIMED WATER FOR IRRIGATION.

7. ENCOURAGE THE ESTABLISHMENT OF MINIMUM PARCEL SIZES FOR AGRICULTURE IN AREAS THAT ARE NOT PLANNED FOR RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL USES.

8. ENCOURAGE AND PROMOTE AGRICULTURE AS ONE OF THE HIGHEST AND BEST USES FOR OPEN SPACE AND FLOODPLAINS.

9. ENCOURAGE LARGE ACREAGE RANCHES FOR THE PURPOSE OF HORSE RANCHING AND CATTLE GRAZING.

10. ENCOURAGE THE DEVELOPMENT OF REGULATORY DEVICES THAT WOULD PERMIT HEAVY SEASONAL GRAZING WHILE DISCOURAGING NUISANCE PRONE HEAVY AGRICULTURE SUCH AS COMMERCIAL PRODUCTION OF POULTRY AND SWINE.

Residential Development

Goal

Accommodate residential development that will enhance the rural atmosphere and quality of life that is sought by those who choose the Julian area for their place of residence.

Objectives

1. ENCOURAGE INNOVATIVE LAND PLANNING THAT HELPS TO PRESERVE THE NATURAL OPEN SPACE.

2. TAILOR DEVELOPMENT AND DENSITY TO THE CHARACTER OF THE NATURAL TERRAIN.

3. DISCOURAGE EXTENSIVE OR SEVERE GRADING.

4. TAILOR THE DEVELOPMENT OF MOBILEHOME PARKS NOT IN EXCESS OF PLANNED DENSITIES TO MAKE USE OF THE NATURAL TERRAIN AND PROVIDE INDIVIDUAL AESTHETIC SETTINGS SURROUNDED BY OPEN SPACE.

5. ENCOURAGE A VARIETY OF HOUSING WHILE MAINTAINING AND PROMOTING A RURAL RESIDENTIAL ATMOSPHERE.

6. CONSIDER THE IMPACT OF NEW SUBDIVISIONS ON EXISTING UTILITIES AND TAX SUPPORTED SERVICES.

7. ENCOURAGE ALL RESIDENTIAL PROPERTY OWNERS TO IMPROVE AND MAINTAIN THEIR PROPERTIES.

8. ENCOURAGE STREET PLANTING, LANDSCAPING OF PRIVATE PROPERTY, AND THE PLACING OF UTILITIES UNDERGROUND IN RESIDENTIAL AREAS.

Commercial Development

Goal

Encourage commercial development to be beautiful and compatible with the rural environment, to protect the quality of residential living, and to expand within existing established commercial land use patterns without extending existing commercial strips.

Objectives

1. DISCOURAGE THOSE COMMERCIAL ACTIVITIES WHICH GENERATE VISUAL UNSIGHTLINESS, EXCESSIVE NOISE, UNPLEASANT ODORS, AIR POLLUTION, HEALTH HAZARDS, ETC.

2. DISCOURAGE THE LOCATION OF NOXIOUS COMMERCIAL ACTIVITIES EXCEPT IN ONE GENERAL AREA ADEQUATELY BUFFERED AND HIDDEN FROM VIEW.

3. DISCOURAGE CLEAR CUTTING, LARGE SCALE TIMBER CUTTING, STRIP MINING ACTIVITIES, HIGH DENSITY DEVELOPMENT BUSINESSES, AND ANY OTHER ENTERPRISES THAT WOULD USE UP OR DEFACE LARGE AREAS OF THE LANDSCAPE.

4. ENCOURAGE SMALL NEIGHBORHOOD CONVENIENCE CENTERS WITHIN OR CLOSE TO CONCENTRATED RESIDENTIAL AREAS, WHEN THE NEED ARISES.

5. ENCOURAGE THE DEVELOPMENT OF STANDARDS FOR SIZE AND TYPE OF BUSINESSES, SPACING OF BUSINESSES, VISUAL EFFECT (SERVICE AREAS CONCEALED, ETC.) OF BUSINESSES, OFF-STREET PARKING, DRIVEWAY FREQUENCY, SETBACKS, ETC., SO AS TO PRESERVE THE EXISTING RURAL ASPECT AND ELIMINATE CONTINUOUS COMMERCIAL DEVELOPMENT OF HIGHWAY FRONTAGE (STRIP COMMERCIAL).

6. ENCOURAGE THE DEVELOPMENT OF STANDARDS FOR TYPES OF BUSINESSES, LANDSCAPING, ARCHITECTURAL TREATMENT, PEDESTRIAN ACCESS, OFF-STREET PARKING, WASTE CONTROL, SIGNS, GRADING, LIGHTING, AND EVERY OTHER FEATURE AVAILABLE TO PROTECT AND ENHANCE THE ADJACENT ENVIRONMENT OF THE BUSINESS.

7. ENCOURAGE THE ADOPTION OF AN ARCHITECTURAL THEME ON ANY AND ALL CONSTRUCTION ACTIVITY WITHIN THE JULIAN TOWNSITE WHICH NOW CONTAINS HISTORICAL FEATURES WHICH HAVE COME TO IDENTIFY JULIAN.

8. ENCOURAGE COMMERCIAL ACTIVITIES TO LOCATE IN ALREADY ESTABLISHED AREAS.

9. ENCOURAGE EXISTING AND FUTURE COMMERCIAL ENTERPRISES TO PROVIDE LANDSCAPING, OFF-STREET PARKING, AND UNDERGROUNDING OF UTILITIES TO ASSURE VISUALLY ATTRACTIVE DEVELOPMENTS.

10. ENCOURAGE THE CONSTRUCTION OF SIDEWALKS, CURBS, AND GUTTERS ONLY WHERE ESSENTIAL IN COMMERCIAL AREAS.

11. ENCOURAGE CONTROLLED ACCESS TO COMMERCIAL USES TO REDUCE TRAFFIC CONGESTION.

12. ENCOURAGE ADHERENCE TO ESTABLISHED STANDARDS TO OBTAIN A BALANCE BETWEEN COMMERCIAL ACREAGE AND POPULATION SERVED.

13. ENCOURAGE ALL COMMERCIAL SIGNS TO BE LIMITED IN SIZE, LIGHTING, AND CHARACTER AND TO BLEND INTO THE RURAL ATMOSPHERE.

Parks and Recreation

Goal

Provide a program of community park and recreational development which will appeal to all ages and cultural levels, and in general provide means and methods for all persons to interrelate to the environment and community.

Objectives

1. ENCOURAGE THE DEVELOPMENT OF ONE COMMUNITY PARK FOR THE JULIAN PLANNING AREA. INCLUDED SHOULD BE A RECREATION/MEETING CENTER FOR BOTH INDOOR AND OUTDOOR COMMUNITY EVENTS.

2. PLAN AND ENCOURAGE FUTURE DEVELOPMENT OF SMALL NEIGHBORHOOD PARKS.

3. ENCOURAGE THE PUBLIC USE OF SCHOOL FACILITIES FOR COMMUNITY PROJECTS SUCH AS ADULT EDUCATION, CULTURAL ENRICHMENT, COMMUNITY HEALTH PROGRAMS, ETC. WHERE POSSIBLE LOCATE FUTURE PARKS NEXT TO FUTURE SCHOOLS TO ENCOURAGE JOINT USE OF FACILITIES.

4. PROMOTE THE DEVELOPMENT OF RIDING AND HIKING TRAILS AND BICYCLE PATHWAYS SEPARATED FROM ROADWAYS, WITHIN AND BETWEEN PARKS AND RECREATION FACILITIES, SCHOOLS, AND COMMERCIAL AREAS IN THE COMMUNITY. THESE TRAILS SHOULD BE INTEGRATED WITH EXISTING AND PROPOSED TRAILS WITHIN THE SAN DIEGO REGION.

5. ENCOURAGE FULL USE OF ALL PARKS AND RECREATION FACILITIES BY DEVELOPING, IN COORDINATION WITH EXISTING LOCAL CAMPS AND SCHOOLS, SUMMER PROGRAMS OF PHYSICAL AND CULTURAL ACTIVITIES.

6. ENCOURAGE AND ASSIST LOCAL CAMPS, SCHOOLS, SERVICE CLUBS, AND ASSOCIATIONS TO UTILIZE LOCAL AND REGIONAL PARKS.

7. ENCOURAGE THE ESTABLISHMENT OF "OFF-HIGHWAY" REST AREAS. WHEN FEASIBLE, COMBINE THESE WITH SCENIC VIEW POINTS, POINTS OF INTEREST, LANDMARKS, HISTORIC AREAS, ETC.

8. PROMOTE RECREATIONAL FACILITIES FOR BOTH PASSIVE (E.G., LAWNS AND TABLES) AND ACTIVE (E.G., COMMUNITY SWIMMING POOL, PUBLIC FISHING FACILITIES, GOLF FACILITIES) RECREATIONAL NEEDS FOR ALL AGE GROUPS.

9. PROVIDE FOR THE GROWTH OF RECREATIONAL FACILITIES AND PARK SITES AS THE GROWTH OF THE COMMUNITY WARRANTS.

10. ENCOURAGE THE EARLY ESTABLISHMENT OF PARK AND RECREATION FACILITIES TO ENSURE PROPER LOCATION, ADEQUATE SIZE AND LOWER COSTS.

Public Facilities

Goal

Promote a high quality and efficient level of public facilities and services at a minimum cost in taxes and user charges to the residents of the Julian area.

Objectives

1. PROMOTE THE IMPROVEMENT OF MEDICAL FACILITIES, AMBULANCE AND EMERGENCY MEDICAL CARE SERVICES.

2. ENCOURAGE THE ELIMINATION OF OVERHEAD UTILITY LINES IN SCENIC AREAS AND SYSTEMATICALLY PLACE EXISTING UTILITY LINES UNDERGROUND WHEREVER PRACTICAL.

3. PROVIDE EXPANDED FIRE PROTECTION SERVICES.

4. ENCOURAGE THE REVISION OF LOCAL DISTRICT PLANS TO CONFORM TO THE ADOPTED COMMUNITY PLAN.

5. ENCOURAGE COMBINING THE FUNCTIONS OF SPECIAL WATER SERVICE DISTRICTS AND PUBLIC WATER COMPANIES AND STUDY OTHER MEANS OF EXPANDING WATER SERVICES.

6. PROMOTE IMPROVED LAW ENFORCEMENT SERVICES.

7. PROMOTE IMPROVED TELEPHONE SERVICES.

8. ENCOURAGE ADDITIONAL SOLID WASTE DISPOSAL SERVICES.

9. ENCOURAGE CABLE TELEVISION FACILITIES.

10. PRESERVE THE NATURAL LANDSCAPE WHEN PROVIDING PUBLIC UTILITIES AND ENCOURAGE THE USE OF LANDSCAPING AND VEGETATIVE SCREENING AROUND THESE FACILITIES.

11. ENCOURAGE MAXIMUM WATER CONSERVATION AND RECLAMATION, RECHARGING OF UNDERGROUND RESERVOIRS, AND USE OF NATURAL CHANNELS FOR TRANSPORTING WATER.

12. ENCOURAGE PUBLIC AGENCIES TO COORDINATE PUBLIC WORKS PROJECTS.

13. SUPPORT THE EXISTING HIGH LEVEL OF LIBRARY SERVICES FOR ALL AGE GROUPS AND INTERESTS.

14. ENCOURAGE REPLACEMENT OF INADEQUATE EXISTING SEWAGE TREATMENT AND DISPOSAL FACILITIES OF THE JULIAN SANITATION DISTRICT TO MITIGATE EXISTING WATER QUALITY PROBLEMS WITHOUT INDUCING URBAN LEVEL GROWTH.

15. ENCOURAGE THE UTILIZATION OF SCHOOL FACILITIES TO THE FULLEST EXTENT POSSIBLE INCLUDING ADULT EDUCATION AND AFTER-CLASS USE.

16. ENCOURAGE EARLY SELECTION AND ACQUISITION OF LAND FOR FUTURE EXPANSION OF EXISTING SCHOOL FACILITIES AS WELL AS FOR NEW SCHOOL SITES THAT ARE ADEQUATE IN SIZE AND PROPERLY LOCATED TO BEST SERVE THE COMMUNITY.

17. PROMOTE A HIGH LEVEL OF SAFE AND EASY SCHOOL ACCESS FOR PEDESTRIAN, BICYCLE, BUS, AND AUTOMOBILE TRAFFIC.

LAND USE ELEMENT

Intent

The Julian land use element designates a general distribution of future uses of the land. The plan map is a conceptual illustration, showing land use types, extent of uses and relationships among uses. A primary goal is retention of the historical and rural character of the community. The land use element bears out this goal by providing a low density development plan and reinforcing existing patterns of cluster and dispersal. It is the intent of this element that the population continue to grow at the recent rate.

One difference between Julian and urban areas of the County is the joint use of a parcel for residence and business. A term not found elsewhere in the lexicon of zoning and planning has been introduced into this Land Use Element. That term, "Cottage Industries," describes a situation unique to the rural area of this country and deserves further explanation and clarification.

The existing definitions of "Home Occupations" and "Agricultural Uses" do not adequately encompass the term "Cottage Industry" which is meant to describe an important characteristic of all genuinely rural areas -- namely, the mixing of residential and working areas on a larger scale than the definition of "Home Occupations" implies.

The rural resident does not have the vast choices of the city dwellers as to where to obtain needed goods and services. Many rural people supply their own goods and services or rely upon neighbors.

There is the neighborhood plumber, the neighborhood electrician, the neighborhood wood cutter, the neighborhood mechanic, the neighborhood landscaper and gardener, the neighborhood architect, the neighborhood carpenter and builder, the neighborhood road grader and well digger, the neighborhood cabinet maker and the many other neighbors who make things, design things, paint things, grow things -- all of them, independent individuals, working and contributing their talents to the well being of the community.

It is the intent of this plan to preserve that unique rural characteristic in the Julian area by creating an atmosphere in which an individual can work his own land or develop his talents and skills upon that land to the complete extent of his abilities, provided that he does not unduly infringe upon the rights of his neighbors or create a major public nuisance in his neighborhood.

To that end, it is suggested that the phrase "Cottage Industries" be defined as follows:

1. The owner or operator of a Cottage Industry conducts a business from a place of residence or a contiguous area.

2. If employees are required in the business, they should be limited to five or fewer full-time, on-site employees or their equivalent.

3. Equipment and supplies should be screened from public roads and adjacent properties.

4. For the convenience of local residents, a Cottage Industry should be allowed one identification sign no more than five square feet in area. Flashing or revolving lights on such signs will not be allowed.

5. Traditionally, the owner of a "Cottage Industry" will carry on several business activities and it is not intended to limit such individuals to a single enterprise.

6. A cottage industry shall not be detrimental to the residential character of the neighborhood by virtue of traffic flow, noise, or odor.

7. The intent of the cottage industry concept will not be implemented until an appropriate cottage industry zone is adopted and applied to the zoning matrix. It is intended that this concept will be evaluated as part of the comprehensive Zoning Ordinance revision currently being done.

Previous actions have helped determine the overall form of this plan; as long ago as 1912, several subdivisions were created. Over half of the subdivided lots remain empty today. These subdivisions have defined existing neighborhoods and are large enough to accommodate the majority of projected population growth over the next twenty years.

In the intervening years since subdivision, the neighborhoods have remained identifiable due to expanses of open land between them. This condition is encouraged to continue with agricultural and estate uses surrounding each neighborhood.

Presently 92.6% of the planning area is undeveloped, or without significant improvements. This 92.6% includes recreational, agricultural, and vacant lands. The Julian plan seeks to maintain this rural character through policies contained in this and other elements. According to this plan, over 85% of the planning area would remain in parcels of four or more acres.

The Julian Community Plan projects land uses beyond the target year of 1995. Thus it is essentially an ultimate land use plan for Julian, formulated within the constraints of environmental preservation and economic demand. It is intended that the plan should act as a guide for those individuals who may wish to divide some or all of their holdings.

The ultimate plan could accommodate about 12,000 residents (both permanent and part-time). By 1995 it is projected that about 3,000 people will be living in the community. Current data indicate that some time between 1995 and realization of the ultimate land use pattern, some water shortages may occur in the older subdivisions which would require additional water conservation, development or importation to overcome. When development in the planning area reaches 3,000 units or 8,500 residents (or whenever necessary), the plan should be reevaluated by County staff and the Julian planning group for water availability and any necessary changes (either in water management or land divisions) be adopted, based on information available at that future time.

The Julian Land Use designations and plan map were derived from a suitability analysis based on information presented in the Basic Data Report.

RELATIONSHIP WITH REGIONAL LAND USE ELEMENT

The Julian Community Plan implements the goals and policies of the Regional Land Use Element (Part II of the County General Plan). It also implements, in part, the Regional Growth Management Plan which was approved in concept by the Board of Supervisors on August 16, 1978. The Growth Management strategy implemented in the Regional Land Use Element and this plan attempts to guide new urban development into those areas of the County where urbanization will be least costly, conserve future options for development, and help meet the housing and other needs of County residents.

The Regional Categories shown on the Regional Land Use Element map delineate the pattern of urban development to take place in this region through the year 1995. The Land Use Designations shown on the Julian Community Plan will be used to implement the Regional Categories. The consistency between the Regional Categories and the Community Plan Land Use Designations is shown in the Compatibility Matrix. Twenty-five (25) Land Use Designations provide for various residential, commercial, industrial, agricultural, and special uses.

In a similar manner, Use Regulations in the Zoning Ordinance will be used to implement the Land Use Designations. The Consistency between the Land Use Designations and Use Regulations is also shown in the Compatibility Matrix. A complete listing of additional policies, procedures and guidelines necessary to implement this plan is contained in the Plan Implementation Manual.

LAND USE DESIGNATIONS AND USE REGULATIONS

NOTE: The descriptions contained in this portion of the Julian Community Plan conform to the descriptions contained in Policy 2, pages II-9 through II-21, of the Regional Land Use Element.

The following Land Use Designations and Use Regulations shall guide development consistent with the Regional Categories of the Regional Land Use Element. The Regional Categories are delineated on the Regional Land Use Element map. Use Regulations are part of The Zoning Ordinance. Specifically,

-- The following Land Use Designations shall delineate locations for residential, commercial, and industrial uses to implement the policies of the Regional Categories.

-- These Land Use Designations shall include the maximum density (and in certain cases, a minimum density) allowed in that designation.

-- The Use Regulations consistent with each Land Use Designation shall be categorized as follows:

CONSISTENT USE REGULATION (CUR)

-- These represent Use Regulations that are consistent with the specific Land Use Designation under consideration. Guidelines for their application are contained in the Plan Implementation Manual.

SPECIAL CIRCUMSTANCES (SC)

-- These represent Use Regulations that are consistent with a particular Land Use Designation in existing (as of the date of adoption of this Element) locations, or under unique/unusual circumstances, or when additional density restrictions are required as a condition of approval. Detailed guidelines for the application of "Special Circumstances" are contained in the Plan Implementation Manual.

URBAN RESIDENTIAL DESIGNATIONS

The Urban Residential Designations promote residential uses as the principal and dominant use. Civic uses may be consistent with these designations if these uses tend to support the local population. Specific density ranges shall be a part of each designation and in certain instances, a variety of densities and building types is encouraged. Within those designations permitting a "density bonus option" as defined in the Inclusionary Housing Policy, an additional density figure is included. The Urban Residential Designations are consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas. Designation (10), Residential 40 du/gross acre, is not consistent with the Country Town Category of the Regional Land Use Element.

To prohibit the development of areas at low densities where the Plan delineates medium to high densities, a minimum density may be required to achieve plan conformance. Minimum residential densities may be required in areas deemed appropriate due to the adequacy of public facilities, site characteristics, or for social or economic reasons. These minimum densities shall be specified as part of the Community Plan implementation process or as a condition of approval of a discretionary project.

It is the intent of this plan to encourage the use of minimum densities when the Land Use Designations permit residential development of 10.9 dwelling units per gross acre or more. Minimum densities would, therefore, be encouraged in the implementation of designations (7) through (10).

DESIGNATION	MAXIMUM DENSITY
(1) Residential	-- 1 du/gr. ac. where the average slope does not exceed 15%.
	-- 1 du/2 gr. ac. where the average slope is greater than 15% and does not exceed 25%.
	-- 1 du/4 gr. ac. where the average slope is greater than 25%.
(2) Residential	1 du/gr. ac.
(3) Residential	2 du/gr. ac.
(4) Residential	2.9 du/gr. ac.
(5) Residential	4.3 du/gr. ac.
(6) Residential	7.3 du/gr. ac.
(7) Residential	10.9 du/gr. ac.
(8) Residential	14.5 du/gr. ac.
(9) Residential	29 du/gr. ac.
(10) Residential	40 du/gr. ac.

COMMERCIAL DESIGNATIONS

The Commercial Designations provide locations for exclusive commercial uses and areas for a mixture of commercial and residential uses. The four Commercial Designations are:

(11) Office-Professional

-- This designation provides areas for administrative and professional services. Residential uses may be permitted under Special Circumstances (SC). This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

(12) Neighborhood Commercial

-- This designation provides for limited, small scale commercial uses serving the daily needs of local residents. It is designed to serve only a limited market and uses should be compatible in design and scale with adjacent residential uses. Residential uses may be permitted under Special Circumstances. This designation is consistent with all categories of the Regional Land Use Element.

  -- Highway frontage near Wynola supports a unique collection of uses. Interspersed among orchards and occasional residences is a viable commercial community. Primary uses are roadside produce stands selling apples, honey, flowers, and other products (local and imported), a

country restaurant and motel. This area is a focus for tourists traveling through the community. Most land divisions are about 2-1/2 acres in size or larger. Cars transitioning between the highway and driveways, and parking problems create hazardous conditions during peak tourists periods.

-- A less congested commercial area exists east of the townsite along Hollow Glen Road, a loop road off Highway 78. A wide variety of commercial uses and public facilities occur here, serving the needs of the entire community. Existing parcels are of varying sizes.

Mixed rural uses should be allowed: commercial uses, residences, agriculture, sale of farm-related products (not necessarily home-grown), country restaurants and motels or hotels. Commercial establishments to serve local residents are also compatible.

Site planning, as much as possible, should preserve the rural qualities of the area and minimize traffic congestion.

(13) General Commercial

-- This designation provides for commercial areas where a wide range of retail activities and services is permitted. Residential uses may be permitted under Special Circumstances. This designation would be appropriate for community or regional shopping centers, central business districts, or small but highly diverse commercial development. It is intended that uses permitted within this designation be limited to commercial activities conducted within an enclosed building. This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

(14) Service Commercial

-- This designation provides for heavier commercial or light industrial uses with large acreage requirements. This designation would differ from the General Commercial Designation in that it emphasizes services to retail commercial zones by permitting wholesaling and warehousing activities. This designation is consistent with all categories of the Regional Land Use Element.

INDUSTRIAL DESIGNATIONS

The Industrial Designations provide locations for manufacturing, industrial, wholesaling, and warehousing uses based on the potential nuisance characteristics or impacts of a use. The two Industrial Designations are:

(15) Limited Impact Industrial

-- This designation provides for manufacturing and industrial uses which exhibit few or low nuisance characteristics. All uses, with minor exceptions, are conducted entirely within enclosed buildings. This designation is consistent with all categories of the Regional Land Use Element.

(16) General Impact Industrial

-- This designation provides for uses exhibiting moderate to severe nuisance characteristics. Typically, large sites are required with direct access to major roads, railroads, and other transportation modes. This designation is consistent with all categories of the Regional Land Use Element except Country Town.

NON-URBAN RESIDENTIAL DESIGNATIONS

These designations provide for areas not intended to develop at urban densities. Urban improvement standards will not apply and urban level services will not be provided. Commercial uses may be permitted to serve the needs of the residents. There are two Non-Urban Residential Designations:

(17) Estate Residential

-- This designation provides for minor agricultural and low density residential uses. Parcel sizes of two or four acres or larger are required depending on the following slope criteria:

Slope:
- -- 1 dwelling unit per 2 acres (gross) where the average slope does not exceed 25%.
- -- 1 dwelling unit per 4 acres (gross) where the average slope is greater than 25%.

Clustering when located within the Estate Development Area Category of the Regional Land Use Element is permitted within this designation. This designation is consistent with the Estate Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

(18) Multiple Rural Use

-- This designation is applied in areas with one or more of the following characteristics: not highly suited for intensive agriculture; rugged terrain; watershed; desert lands; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally constrained areas. Parcel sizes of 4, 8, or 20 acres are required depending upon slope as follows, and the criteria established in the County Groundwater Policy which may require up to 40 acre parcels:

Slope:
- -- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25%.
- -- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- -- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

Other than a single-family home on an existing lot, it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required.

Permitted parcel sizes are as specified above, provided that Health Department requirements for adequate immediate and long term water supply and septic tank and leach fields can be met, provided that the criteria in the County Groundwater Policy can be met (which may require minimum parcel sizes of 40 acres), provided that when environmental analysis indicates that significant impacts could occur then larger parcel sizes will be required, and further provided that when zoning on the land requires a larger parcel size such larger parcel size shall prevail.

Additional Findings:

-- Most parcels within the Multiple Rural Use Designation are vacant. A few residences exist, some mining claims remain operable, and limited grazing does take place. Many historic mines, an integral part of Julian's history, are located within this category.

-- Current zoning in Multiple Rural Use areas is predominatly S-87, with about 700 acres zoned A-4(8). Due to characteristics already cited, agricultural uses may be inappropriate, but agriculture is the only zone available in the San Diego County Zoning Ordinance to adequately reflect intended lot sizes and some uses.

-- Existing parcels are generally very large, 40 acres or more. Some smaller lots are included within the designation, a few as small as three acres.

-- A great deal of publicly owned land is placed in this land use designation. The National Forest Service owns the upper San Diego River drainage in the western portion of the planning area, while the Bureau of Land Management owns and leases a large amount of sloping acreage overlooking Banner and the desert.

-- No property in the Multiple Rural Use designation is designated agricultural preserve at present, although orchards and grazing uses are common within the area. In keeping with the Land Use Management Policies, retention of agricultural uses is desirable in this extensive land use category.

Contemplated Land Uses

1. Single-family homes and cabins on existing parcels, single-family homes and cabins on proposed parcels if it is determined that the natural environment would not significantly be adversely affected, erosion and fire problems would be minimal, and no urban levels of service would be required.

2. Limited, very minor commercial, industrial and public facility uses as appropriate in support of mountain densities and uses, provided such proposals are consistent with the Commercial, Industrial, and Public/Semi-Public designation of the Land Use Element and would not have a significant adverse effect on the natural environment.

3. Agriculture, including field and tree crops, dairy farming, poultry farming, grazing, and plant nurseries.

4. Other uses as may be appropriate in the individual instance which do not require an urban level of services and do not have a significant adverse effect on the natural environment, including but not limited to:

   Electronic and public utility installations

   Mineral Extraction

   Low intensity outdoor recreation uses such as golf courses and riding stables

   Open space and conservation uses

In connection with commercial, industrial, public facility, public utility and other specialized uses, a smaller parcel size may be permitted in the individual case, provided on-site sewage disposal, zoning, and other site development requirements can be met and that such parcel size will not have a significant adverse effect on the natural environment.

Cottage industries would also be permitted in these areas.

Clustering when located within the Estate Development Area category of the Regional Land Use Element is permitted within this designation. This designation is consistent with the Estate and Rural Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

AGRICULTURAL DESIGNATIONS

These designations promote agricultural use as the principal and dominant use. Uses that are supportive of agriculture or compatible with agricultural uses are also permitted. Lot sizes and overall population density will vary based on the suitability of the individual parcels for various crops or agricultural products. No uses should be permitted that would have a serious adverse effect on agricultural production including food and fibre production, horticulture, floriculture, or animal husbandry. There are two Agricultural Designations:

(19) Intensive Agriculture

-- This designation promotes a variety of agricultural uses including minor commercial, industrial, and public facility uses appropriate to agricultural operations or supportive of the agricultural population.

-- This designation permits 2, 4, and 8 acre parcels under the following circumstances.

   One dwelling unit per 2 acres (gross) when the following finding is made:

   -- at least 80 percent of the land does not exceed 25 percent slope; and

   -- the land is planted, and has been planted, for at least the previous one-year period, in one or more of the following commercial crops as defined by the U.S. Department of Agriculture Soil Survey, San Diego Area (1973) - avocados, flowers, tomatoes, and specialty crops; and

   -- a continuing supply of irrigation water is available to the land; and

-- the land has access to a publicly maintained road without the necessity of a significant amount of grading; and

-- two acre parcels on the land will not have a significant adverse environmental impact which cannot be mitigated.

One dwelling unit per 4 acres (gross) where the average slope of the land does not exceed 25 percent and the above finding cannot be made.

One dwelling unit per 8 acres (gross) where the average slope of the land is greater than 25 percent.

-- In connection with commercial, industrial, public facility, public utility, electronic installations, and other specialized uses, a smaller parcel size may be permitted, provided on-site sewage disposal, zoning, and other site development requirements can be met.

-- This designation is consistent with all categories of the Regional Land Use Element.

Additional Findings:

Historically agriculture has been a significant activity in Julian.

Agriculture is the most extensive land use in the planning area. It is of economic and social importance to the Julian Community and to the County as a whole. In many parts of the County, agricultural lands are experiencing pressures for conversion of farm lands to more intensive uses. Several residents have expressed reluctance to participate in the Williamson Act program. Retention of agriculture locally is an adopted community goal.

Over half the acreage designated agriculture is currently zoned A-4(8). The remainder is zoned S-87. Ownerships in this designation are privately held and tend to be very large (several are thousands of acres). Only a few scattered parcels are as small as ten acres.

Approximately the western half of the planning area and a small area to the northeast are shown as agriculture on the land use plan for a total of approximately 12,300 acres. Included are the agricultural preserves and Williamson Act contract lands. These are areas which the County recognizes should be devoted to agricultural, open space or recreational uses, or any combination of these uses. Lands with similar characteristics or those already being used for agriculture though not yet in preserves are also included.

(20) Agricultural Preserves

-- This designation permits the following:

For lands under contract, permitted uses and parcel sizes shall be as specified by the contract.

For lands within the preserve boundaries but not under contract, uses and parcel sizes shall be determined by the Use Regulation. This designation is consistent with all categories of the Regional Land Use Element.

SPECIAL PURPOSE DESIGNATIONS

(21) Specific Planning Area

-- This designation is used where a specific plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall density permitted in a Specific Planning Area shall be designated on the Community or Sub-regional Plan map. This designation may be consistent with all categories of the Regional Land Use Element.

(22) Public/Semi-Public Lands

-- This designation indicates lands generally owned by public agencies. This designation includes military bases; Indian reservations; cemeteries; institutions; public parks including Regional Parks; County airports; and other public and semi-public ownership. Any proposal for private development within this designation will be reviewed by the appropriate agency to assure that there will be minimum adverse effect on that agency's property or plans for that property. The Regional Park and Spencer Valley Schools are shown as Public/Semi Public on the plan map. Those areas to be rezoned in accordance with the predominant adjacent land use.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards.

-- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road.

-- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.

-- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

(23) National Forest and State Parks

-- This designation indicates the planned boundaries and major land holdings of the Cleveland National Forest, Cuyamaca Rancho State Park, and Anza-Borrego State Park. It is the intent of this designation that the appropriate governmental agency will be notified prior to the approval of any proposal by a property owner to use or develop any land within this Land Use Designation. Under California Code Section 884, a reasonable period of time will be given for the appropriate public agency to respond to such notice.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards:

-- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road, or a road which connects to a public road; has a 40 foot minimum right-of-way and meets large-lot subdivision standards for improvements and geometrics.

-- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.

-- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

(24) Impact Sensitive

-- This designation is applied to areas considered unsuitable for urban development for reasons of public safety or environmental sensitivity. Large lot residential parcels, agricultural pursuits, limited recreational uses, mineral extraction, or greenbelts connecting permanent open space areas may be compatible with this designation. This designation includes.

-- environmentally sensitive characteristics such as floodplains, waterbodies, lagoons, marshes, wetlands, steep slopes, vegetation and wildlife habitat, heavy timber, mineral extraction, watershed and desert, and

-- safety impact considerations such as floodways, faults, and landslide potential.

Parcel sizes of 4, 8, 20, and 40 acres or larger are required depending on the following criteria:

Slope	Not exceed 25%	Greater than 25% Not exceed 50%	Greater than 50%
Environmentally sensitive	4 acres	8 acres	20 acres
Safety impact	8 acres	20 acres	40 acres

This designation is consistent with all categories of the Regional Land Use Element.

(25) Extractive

This designation is applied only to areas containing economically or potentially economically extractable mineral resources. The designation promotes extraction as the principal and dominant use. Uses other than extraction and processing of mineral resources are allowed only when they will not interfere with present or future extraction. Uses such as processing, agriculture and open space which are supportive of, or compatible with, mining are also allowed. Interim uses which are not compatible, but which will be removed, may be allowed.

Within this designation parcels may not be subdivided to lots smaller

than 20 gross acres. However, this limitation:

1. Does not apply to portions of parcels outside of the Extractive designation.

2. Does not preclude extraction operations on existing parcels smaller than 20 gross acres.

This designation is consistent with all categories of the Regional Land Use Element.

The Extractive land use designation is an overlay designation. It is intended to be temporary in that the County will initiate a General Plan amendment to remove the extractive designation once extraction and rehabilitation is complete. It is intended that the land use would, through such General Plan Amendment, be re-designated to the underlying designation. Such General Plan Amendment and re-designation may be adopted for portions of individual properties in order to accommodate phased rehabilitation and new uses.

The underlying land use will continue to be shown on General Plan maps but will have no regulatory effect while the extrative designation exists.

SPECIAL AREA OVERLAYS

Where some unique physical, legal, or resource situation exists, a Special Area Overlay shall be used on the appropriate land use map. This overlay designation shall: 1) indicate that the underlying designation is modified in some limiting way as to permitted use and/or to permitted density; 2) define conditions in addition to those normally used in order to attain the underlying use and density.

These overlays are applied to lands which have some unique characteristics which might indicate an implementing Use Regulation other than the primary Use Regulation is appropriate. These overlays are:

SCENIC (S)

-- This overlay applies to areas of high scenic value both to assure exclusion of incompatible uses and structures and to preserve and enhance the scenic value. This will be implemented primarily through the Scenic Area Regulations of The Zoning Ordinance (Section 5200).

RESOURCE CONSERVATION AREAS (RCA)

-- This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource Conservation Areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geologic formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

DISTRICT PRESERVATION (DP)

-- The purpose of this overlay is to preserve the historic, cultural, and architectural resource values of designated districts by encouraging compatible uses and architectural design. This will be implemented primarily through the District Preservation Area Regulations of The Zoning Ordinance (Section 5700).

HOUSING ELEMENT

Intent

The Julian Housing Element consists of standards and plans for the improvement of housing and for provision of adequate sites for housing. This element inventories existing housing supply, analyzes population characteristics and demand, and identifies special housing needs.

The Julian Community Housing Element amplifies the county element by providing information on the local scale. It emphasizes aspects of the county-wide housing element most relevant to Julian.

Findings

1. In general, Julian has no critical housing needs. It is expected that the private sector will continue to meet demand in the future.

2. Specific data regarding housing and demography is unavailable for the Julian Planning Area due to the configuration of census tract boundaries.

3. Housing prices are proportionate to income levels.

4. Currently there are about 1,090 dwelling units in the planning area, over 95% of which are single family homes. Many units are old (50% built before 1949) and an unusually high percentage (13%) lack some or all plumbing facilities.

5. There are enough legal lots to house the projected population.

6. Many units are used as vacation homes.

Most statistics available on housing and population characteristics in Julian are from the 1970 U.S. Census of Population and Housing. Julian lies in the southeast corner of Census Tract 209.01 and comprises about one-eighth the area and over one-half the population of this tract. It is believed by County statisticians that the Julian Planning Area is representative of findings in Census Tract 209.01.

Accommodating Future Demand

Various public agencies have projected population growth to 3,000 permanent residents during the life of this plan. This represents a doubling of the current permanent population. These new residents can be accommodated easily by the land use plan.

Currently, only about 580 of the 1,080 dwelling units are occupied year round. At 2.6 persons per household, the current housing stock could house almost 3,000 people. There exist about 2,600 legal lots in the planning area. Even if many of these are combined to create larger lots, it is possible that these lots alone could support double the current population.

The plan provides additional acreage beyond these 2,600 lots. In fact, were

the community to be developed to the maximum allowed by the plan, approximately three times the projected population could be housed. The current ratio between permanent and vacation housing also can be accommodated in the future.

A wide range of housing choice remains available through the Julian Land Use Element. Because existing legal lots are recognized, many small, in-town parcels are available, as are medium and larger rural estates or ranches. Provision of various sized lots hopefully will mitigate against a financial premium on lots of a particular size.

POLICY 1 The rural character of the community should be retained while providing adequate housing. A wide range of housing choice should be provided by the Julian land use element through designation of small lots and medium to large rural parcels.

POLICY 2 Rehabilitation of the existing housing stock is desirable.

POLICY 3 It is desirable that smaller, less expensive units be available within the townshite. To meet this need limited multiple family housing in the townsite should be allowed.

PUBLIC FACILITIES ELEMENT

Intent

The Public Services and Utilities Element was prepared to insure proper coordination between population growth and service delivery.

Julian is a rural community which neither expects nor receives an urban level of services. Even with a doubling of population projected for 1995, the community will not have a large enough population to warrant greatly improved services. A population of 3,000 residents will, however, strain many existing facilities and a certain amount of expansion must be anticipated.

This section addresses the following types of public services and utilities:

- Schools
- Parks
- Sheriff Protection
- Fire Protection
- Health Care Facilities
- Library
- Water
- Liquid Waste Disposal
- Solid Waste Disposal
- Power
- Telephone

(Schools)

Findings

1. School enrollment in the Julian area has been remarkably stable in recent years. It should be noted that a doubling in local population will not necessarily double the number of school age children in the planning area. This is due to the large percentage of older and retirement people who are moving to the community.

2. Three schools serve the Julian Community, and it is expected that these will be sufficient to meet the needs of the local population for the life of the plan. The two largest schools, Julian Union Elementary School and Julian Union High School are located next to each other just east of the townsite. Both schools serve areas significantly larger than the planning area and both are operating below planned capacities. Enrollment projections for each district indicate that there will be more school children in each district than the current capacities can accommodate.

3. The third school in the Julian Planning Area is Spencer Valley Elementary School, the last functioning one room school in the County of San Diego. This small school has an enrollment of 25 pupils and the facility could accommodate only a few more pupils. Recent trends do not indicate a growing

enrollment at Spencer Valley School, but development of some subdivided areas, particularly Wynola Estates, could contribute additional children to this district. Were enrollment to increase, it is unlikely that additional rooms could be added to the school.

4. In the past the local schools have served as community centers. Schoolyards are unlocked and buildings are available for community recreation and meetings.

POLICY 1 Over-enrollment in Spencer Valley School might be handled by transporting older pupils to Julian Union Elementary School.

POLICY 2 Use of school sites as community centers is encouraged to continue in the future.

(Parks)

Findings

1. Recreational areas in Julian satisfy both regional and local demands. Heise Park, almost 1,000 acres, is a county park providing a wilderness experience to residents of the entire region. Principal improvements planned for the park will be confined to the vicinity of existing facilities. Improvement plans for the park include trails with observation and interpretation areas, overnight hostels for hikers and riders, some camping facilities, scattered picnic facilities and the possibility of horse rental (either as a concession in the park or as a private activity located nearby).

2. Another regional facility is the small picnic area located adjacent to the Julian Museum. There does not appear to be a need to expand the facility.

3. The only community park located within the planning area is Lane Park, over 50 acres near the townsite is owned by the Community Service District. At the current adopted county standard of 15 acres of recreation land per 1,000 population, Lane Park provides more than enough neighborhood park acreage to meet the projected 3,000 population in 1995.

4. Many quasi-public and private organizations maintain camping facilities within the planning area.

POLICY 1 Planned improvements for Heise Park should be implemented.

POLICY 2 Because Julian contains adequate local park acreage to support the projected 3,000 residents, some Park Land Dedication Fund money should be used for improvements of Lane Park. Certain small parcels remain to be acquired in order to consolidate the park boundaries.

Action Program 2.1 Future improvements for Lane Park should include facilities for appropriate local park activities.

POLICY 3 Park Development planners of county staff should coordinate with the Julian community planning group, Julian Community Services District, and local historical society to develop Lane Park into a unique park which not only serves the outdoor recreational needs of the local community, but provides an educational experience of the historical mining sites.

POLICY 4 Private and quasi-public campgrounds are consistent with the overall land use plan and are encouraged to be developed in the Julian Community Planning Area enhancing the regional recreational value of the community.

POLICY 5 School grounds should remain available for local recreational and community needs upon approval of school boards.

(Sheriff)

Findings

1. The County Sheriff provides police protection and operates emergency ambulances in Julian Community Planning Area. Using a typical average of one police person per 1,000 population, the five deputy sheriffs in Julian's sheriff station are adequate.

2. The sheriff station is a leased facility and is expected to remain on the present site. The facility does not have a holding cell for prisoners. Presently one of the two deputies on duty must transport prisoners immediately to the metropolitan area, a round-trip of almost three hours. This procedure leaves only one deputy on duty in the community.

POLICY 1 Because seasonal influxes of tourists in Julian are due at least in part to the presence of regional recreational facilities, the County of San Diego should provide any necessary additional deputies during peak tourist months.

POLICY 2 Law enforcement agencies should coordinate their efforts where feasible by means such as joint use of the Julian sheriff station.

(Fire Protection)

Findings

1. The Julian Community Planning Area is one of extremely high fire potential, and one in which no official fire district exists.

POLICY 1 As it is of great importance in this high fire risk area that fire protection be made available, it is recommended that a Julian fire district be organized to assess itself and provide adequate fire protection.

Action Program 1.1 Assist local citizens in forming a Fire District upon the request of the Citizens' Executive Committee.

POLICY 2 At present the most practical means of providing local fire protection is formation of a volunteer community fire company supervised full time by a qualified employee of the California Division of Forestry.

POLICY 3 Further studies should be conducted to determine the most efficient level of fire protection for the lowest cost.

Action Program 3.1 Undertake a study to determine an efficient level of fire protection.

(Health Care)

Findings

1. Julian is located in Health Services Area (HSA) 1115-Escondido, and is a part of the Northern San Diego County Hospital District. The district maintains one general acute hospital, Palomar Memorial, located in Escondido, currently licensed to operate 299 acute beds. However, in 1973, the district received approval to construct a 130 bed free standing hospital to be located in Poway, named the Pomerado Hospital. Once completed, this will bring the total acute bed capacity in the area to 429 beds, although both hospitals are over one-half hour from Julian.

2. The Comprehensive Health Planning Association "1975 Health Systems Plan" cites a need for medical outpatient care for the entire Health Services Area, and recommends County Mental Health develop satellite mental health services to such outlying areas in North County which include Julian.

3. No physicians reside and work full time in the Julian Planning Area. As the Julian population continues to grow, it undoubtedly will be able to support a full time medical office within the community, greatly improving local medical care.

4. Emergency medical care is provided by ambulances operated by the County Sheriff and funded by a special grant through the County General Fund.

POLICY 1 As the population continues to grow, provision for public transportation to Escondido outpatient or doctors facilities should be investigated.

POLICY 2 Due to the large proportion of emergency medical cases resulting from accidents on the state highways and presence of a large number of tourists in the community, it is recommended that the feasibility of using the County General Fund to support emergency medical care in the Julian Planning Area be analyzed and that the sheriff's ambulance service be continued.

POLICY 3 Provisions of para-medical services to the Julian area should be investigated.

(Library)

Findings

1. The Julian County Library is located in the townsite area in the old Witch Creek School building. This structure was moved to a prominent site and rehabilitated by the local historical society with county support. Due to its visual and historic interest, the library functions as a community focal point. The building is large enough to adequately serve the existing and projected populations of the planning area.

POLICY 1 (No Policy statements needed).

(Water)

Findings

1. Julian area is served primarily by individual wells. There are, however, seven water districts which represent all of the populated neighborhoods in the planning area:

   Julian Community Services District
   Majestic Pines
   County Services Area
   Pine Hills Mutual Water Company
   Wynola Water District
   Harrison Park Mutual Water Company
   Richardson-Beardsley Corporation
   Iron Springs Water Group

Although there is not an abundance of water available to the area, current needs of the population are being met. As the Conservation Element points out, dropping groundwater levels could pose problems in the future.

POLICY 1 Monitoring the community's water supply should be conducted so that the available water supply will not be exceeded.

Action Program 1.1 The water conservation program as proposed in the Julian Conservation Element should be a joint project between the County, Heise Park officials, and the local water districts. In a cooperative program, county staff and local districts should measure rates of consumption, identify in advance of need any potential water sources, and work together to sketch out potential transfer programs in advance of need. The districts will take primary responsibility for carrying out the implementation programs of the water management conservation with district boundaries.

POLICY 2 The possibility of a joint water supply by the Julian Community Service District and the Majestic Pines County Services Area due to their proximity to one another should be explored.

(Liquid Waste)

Findings

1. Most structures in the Julian Planning Area depend upon septic tanks for liquid waste disposal.

2. The townsite area is served by the Julian Sanitation District which provides sewer connections to a 20,000 gallon per day waste water treatment facility. (Daily output from the townsite currently averages 15,000 gallons per day.) This facility is in violation of discharge standards of the County Health Department and the Regional Water Quality Control Board and operation of the plant is scheduled to end in 1976. Concept approval of a state/federal grant has been secured for a new 40,000 gallon per day treatment facility to be located near the junction of Pine Hills Road and Highway 78/79.

3. Julian Pines is located between the townsite and the proposed treatment facility. Septic tanks in that area are currently failing and a moratorium on future construction exists for most lots.

4. With the addition of Julian Pines to the Sanitation District, approximately 25,000 gallons of sewage would be generated per day. Forecasted growth for the townsite and Julian Pines would fill the remaining capacity of the proposed 40,000 gallon per day facility.

5. The saturation point for septic tanks in an area cannot be identified in advance, but becomes apparent once it has been passed. If large numbers of dwelling units are allowed to be added to the area at once, disposal problems and subsequent health problems become more acute and more difficult to solve.

POLICY 1 Alternative on-site treatment methods should be explored. Any available such treatment methods should be encouraged by County Health Department for use in Julian as soon as they become workable.

POLICY 2 Julian Pines is encouraged to annex to the Julian Sanitation District and connect the proposed sewer system.

POLICY 3 Extension or creation of sewer facilities should be investigated in areas where on-site facilities are inadequate and should be provided where further development is consistent with the community plan.

Action Program 3.1 A funding source for the proposed sewage treatment plant should be identified as soon as possible.

POLICY 4 The County shall monitor the 40,000 GPD capacity of the new sewage treatment facility relative to its capability to sustain an additional 165 equivalent dwelling units. It is the specific intent of this plan that no additional lands outside of the towncenter should be provided with sewer service (reference: table, page X-63).

Action Program 4.1 A report shall be made to the Julian Citizens' Executive Committee relative to existing and anticipated sewer system operation as a part of the 1981 Community Plan review.

(Solid Waste)

Findings

1. Julian's solid waste disposal is handled by the County and a private firm under contract to the County. The County maintains a bin transfer station about two miles south of the townsite on Highway 79. It receives and retains refuse from individuals until it can be hauled away by private contractor. Bin transfer stations are utilized as a temporary solution to solid waste disposal in rural areas. It is not an optimum solution. The site is windy, causing trash scatter, and vandalism is a problem. Bin transfers are also expensive requiring intermediate steps between residents and ultimate disposal site.

2. The County Department of Sanitation and Flood Control is currently looking for a suitable site for a sanitary landfill which would serve the Santa Ysabel, Mesa Grande, and Julian areas. A central location such as Santa Ysabel is preferred. A sum of $10,000 has been budgeted by the County for option funds if a suitable site is located.

POLICY 1 Acquisition of a sanitary landfill site should be pursued.

Action Program 1.1 Report to the Julian Citizens' Executive Committee at a meeting to be held before January, 1978 the status of a landfill site acquisition.

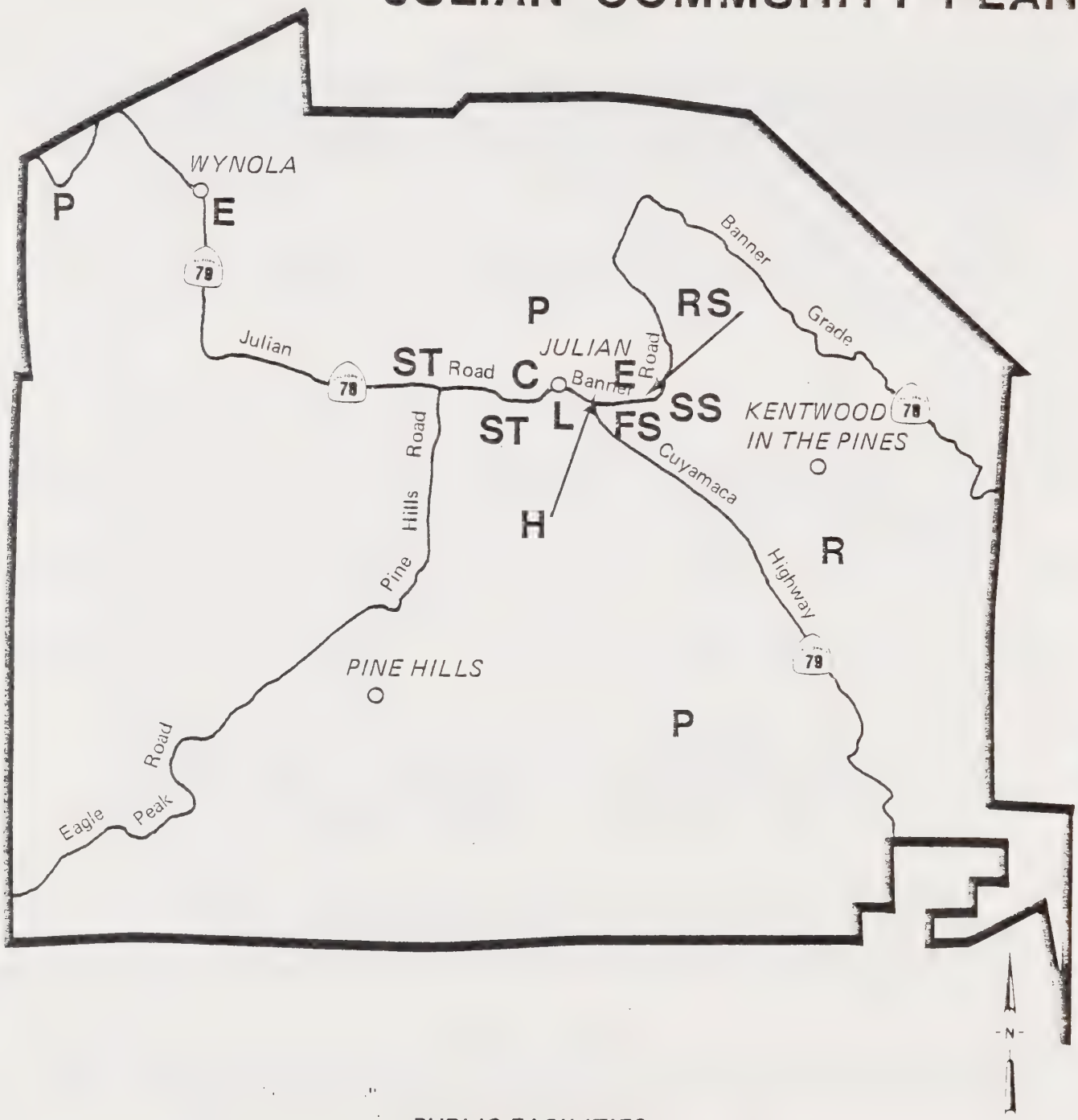
(Power)

Findings

1. San Diego Gas and Electric Company has been meeting the needs of Julian residents effectively in the past and is expected to do so as the community grows. A natural gas distribution system is not expected for many years, but on-site propane and butane storage tanks are common.

2. The only issue relating to electrical utilities is the undergrounding of utility lines along Main Street. Undergrounding is important for the community design aspects of the plan. The County has been waiting for San Diego Gas and Electric to publish its new street lighting rate structure so that the necessary local street light planning may be coordinated with utility undergrounding plans. Costs of undergrounding utilities are born by a utility company fund established in accordance with state mandates.

JULIAN COMMUNITY PLAN



PUBLIC FACILITIES

E - ELEMENTARY SCHOOL	SS - SHERIFF STATION
H - HIGH SCHOOL	FS - FIRE STATION
L - LIBRARY & MUSEUM	RS - ROAD STATION
P - PARK	R - REFUSE DISPOSAL
C - CEMETERY	ST - SEWAGE TREATMENT PLANT

SCALE:

0 4000 8000 12,000 Feet

0 ½ 1 2 Miles

POLICY 1 San Diego Gas and Electric Company should continue meeting the needs of the Julian community and coordinating its utility expansion with county planning agencies.

POLICY 2 San Diego Gas and Electric Company should work with the Julian community and resume plans for utility undergrounding in portions of the Julian townsite.

Action Program 2.1 Monitor and report to the Citizens' Committee the utilization of funds by San Diego Gas and Electric Company for undergrounding of power lines along Main Street.

(Telephone Service)

Findings

1. Pacific Telephone Company provides service to Julian. Modern equipment in the local office is capable of handling anticipated growth through 1980. At this time, the company indicates it will expand the office to accommodate increased service demands.

POLICY 1 Pacific Telephone Company should continue meeting the needs of the Julian Community and coordinating its utility expansion with county planning agencies.

CHAPTER 3

PLANNED HISTORIC DISTRICT

DESCRIPTION OF AREA

The Planned Historic District applies to the original Julian town and the surrounding vicinity. Areas outside the original townsite proper have been included in this district due to their functional or visual relationships to the historical core. Primary uses within the 758 acre district include 168 residences, 30 retail outlets, 7 business or professional offices, 2 transient lodgings, 5 heavy commercial operations and approximately 100 acres of public or semi-public activity (i.e., schools, parks, library, etc.).

The overall District has been divided into 3 sub-areas radiating out from the Central Townsite (Sub-area I), to the Residential Townsite (Sub-area II), to the Surrounding Historic Area (Sub-area III). The 41 acre Central Townsite contains the majority of the District's historic structures and is the focal point of community activity. The Residential Townsite is host to the remaining historic sites including the Washington and Eagle High Peak gold mines. Sub-area II is approximately 106 acres in size. The Surrounding Historic Area, Sub-area III, accounts for 530 acres along State Highways 78, 79, and Farmers Road. Sub-area III is open and rural increasing the visual impact upon reaching the historic townsite.

PROJECT BACKGROUND

The Historic District contains many original homes, stores, and public buildings, most of which are still in use. In particular 23 original buildings having historic architectural significance have been identified. Many newer styles, such as the two financial institutions, blend well within historic styles, but construction of modernistic structures will readily erode the historic character of the town. Like many older towns, commercial uses tend to cluster along Main Street but a noticeable mix of uses is apparent throughout the townsite.

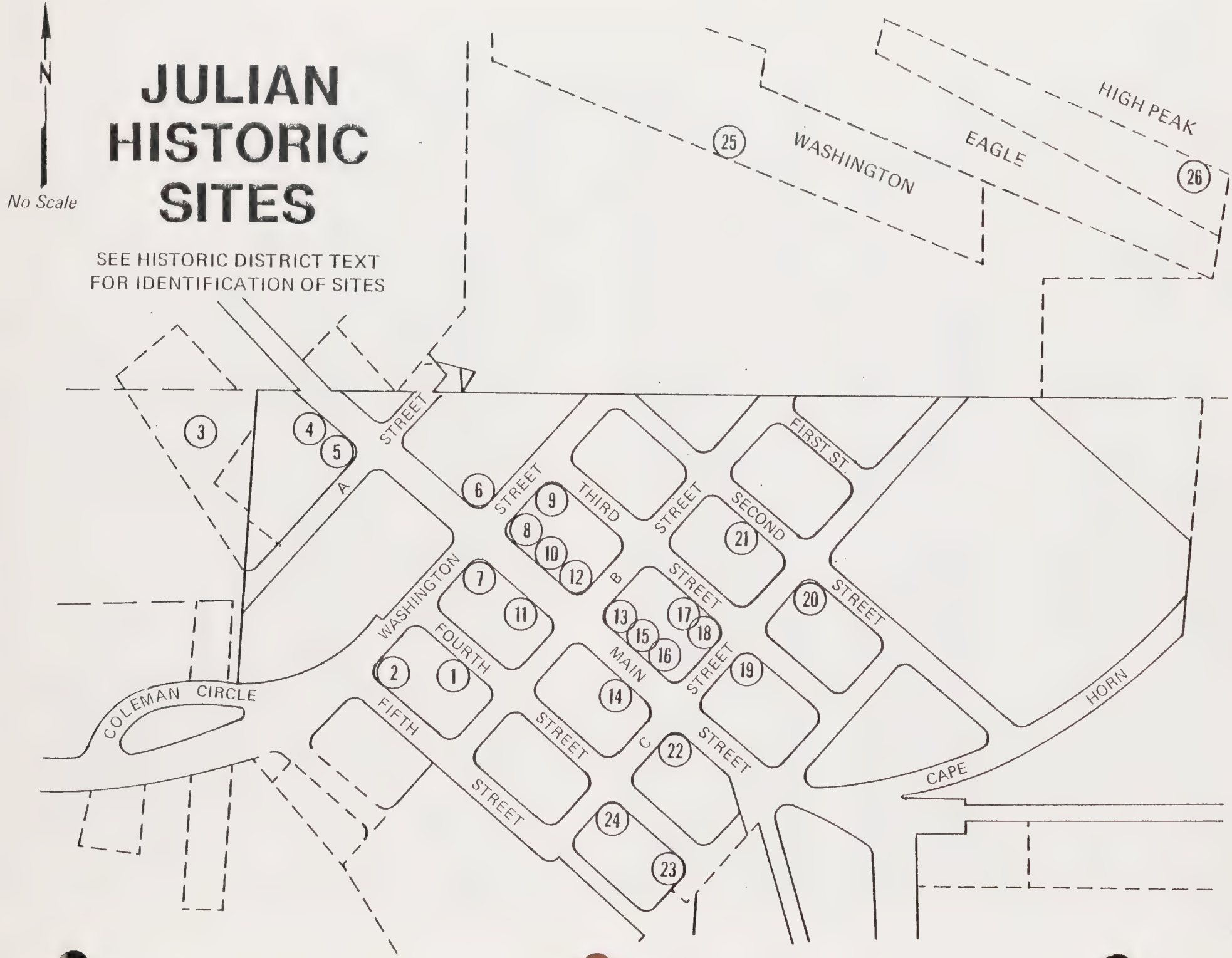
This unique community is a living representation of San Diego's history and local residents display sensitive concern for historic preservation. Julian residents want to actively guide development of this community so its past can be preserved while its future continues to reflect that heritage.

The following list of sites (and their current uses) are considered to be of historical significance and are used to describe its character:

1.	Witch Creek School (1888)	County Library
2.	Brewery (1870)	Julian Museum
3.	Cemetary (1869)	Cemetary
4.	Baily House (1870)	Residence
5.	Silvers Store (1908)	Vacant Commercial
6.	Jacoby Store (1897)	Market
7.	Town Hall (1913)	Town Hall
8.	Marks' Store (1886)	Drug Store/Fountain

JULIAN HISTORIC SITES

SEE HISTORIC DISTRICT TEXT
FOR IDENTIFICATION OF SITES



9.	Marks' House (1887)	Residence
10.	Swycaffer Saloon (1875)	Market
11.	Delucas Store (1889)	Market
12.	Wilcox Store (1870)	Realty Office
13.	Robinson's Hotel (1897)	Hotel
14.	A.P. Frary House (1891)	Art Gallery
15.	A.P. Frary Rental (1892)	Antique Shop
16.	Robinson's House (1897)	Residence
17.	F.L. Blanc Rental #3 (1893)	Residence
18.	F.L. Blanc Rental #1 (1893)	Residence
19.	F.L. Blanc Rental #2 (1893)	Residence
20.	Parsonage (1897)	Residence
21.	Grammar School (1878)	Multi-family residence
22.	Strick House (1906)	Residence
23.	Cuyamaca High School (1896)	Multi-family residence
24.	Jail (1913)	Abandoned
25.	Washington Mine (1870)	Historic Site/Public
26.	Eagle/High Peak Mine (1870)	Historic Site/Private

(NOTE: See also the map identifying these sites.)

PROJECT DESCRIPTION

Currently, the County does not possess adequate regulatory tools to insure that future development in this mixed-use, rural town is consistent with historic patterns.

The purpose of preparing the Julian Historic District Plan was to outline and develop innovative tools which would ensure the preservation and continuity of those historic patterns. It is envisioned that this plan will provide a framework for an implementation program involving the local citizens which, when adopted, will provide a means for categorizing historic sites, monitoring new development and preparing more specific plans as the need arises.

An Implementation Report will describe the formation of citizen's duties and responsibilities, the phasing of capital facilities and services and appropriate legislation to carry out the goals, objectives, and policies relating to the Julian Historic District.

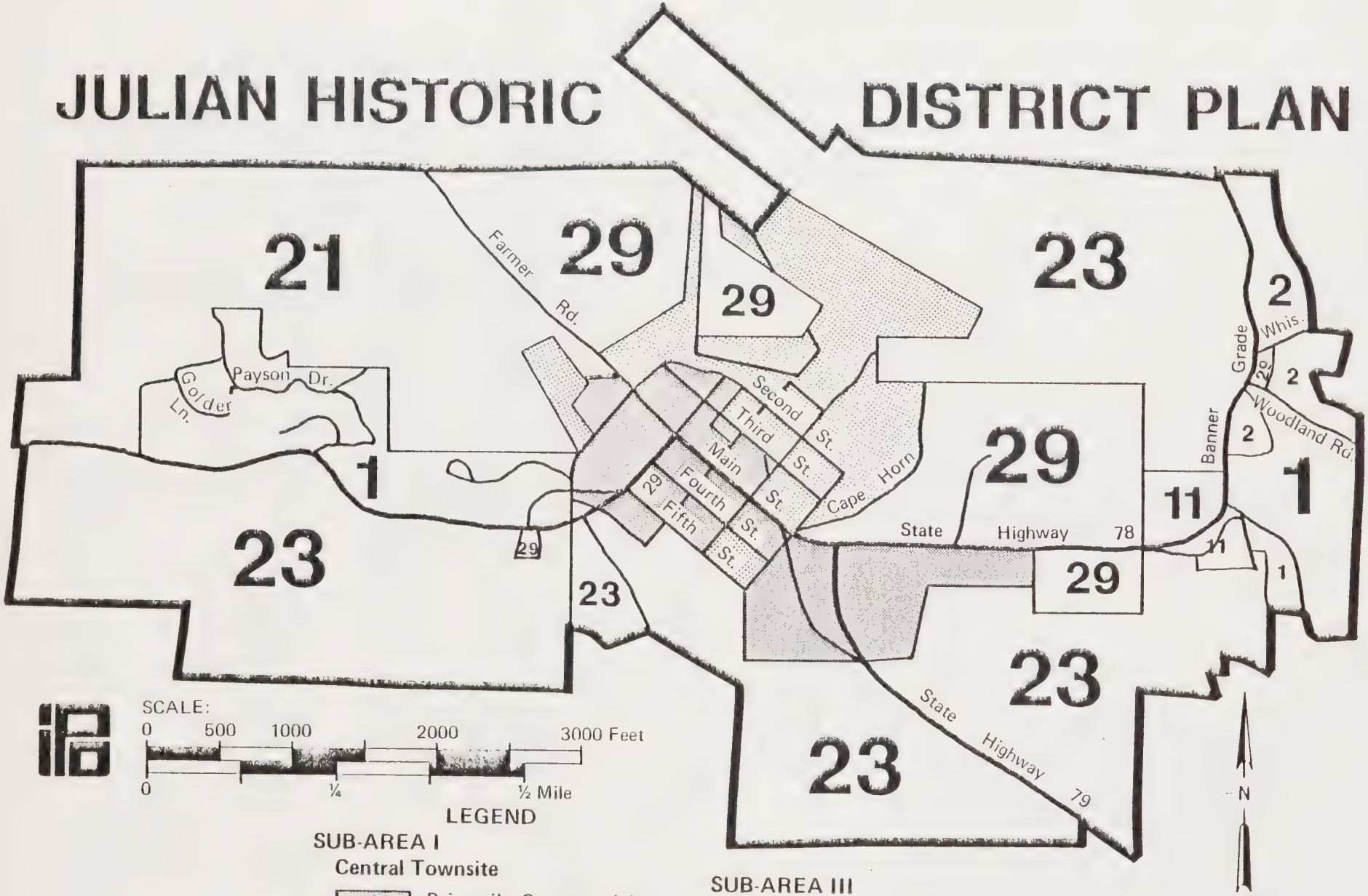
The Plan describes the overall area and the general conditions under which it shall develop, as well as the specific conditions in the three distinct sub-areas which make up the whole.

The Julian Historic District Plan area shall be developed under the following guidance.

General

A. All goals, objectives, and policies of the Julian Community Plan shall apply.

JULIAN HISTORIC DISTRICT PLAN



SCALE:
0 500 1000 2000 3000 Feet
0 ¼ ½ Mile

LEGEND

SUB-AREA I
Central Townsite

Primarily Commercial and Industrial

SUB-AREA II
Residential Townsite

Primarily Residential, Civic Activities and Some Light Commercial

SUB-AREA III
Surrounding Historic Area

2 Medium Low Residential (.5 ac.)
1 Very Low Residential (1 ac.)
21 Intensive Agriculture (2-4-8 ac.)
23 Multiple Rural Use (4-8 ac.)
11 Neighborhood Commercial
29 Public Facilities

B. Development criteria will be specified in the Julian Historic District Ordinance.

C. Once an implementation program is adopted, all land use and development proposals which occur within the Plan area boundaries will be reviewed by an officially designated body as determined by the Board of Supervisors.

D. Building designs should reflect historic precedents between 1870 and 1913.

E. Within the Historic District Plan Area, the original Townsite will continue to be the focal point of activity with the surrounding area remaining in agricultural and rural residential uses.

F. Local, state, and federal recognition should be sought for the entire District as well as individual historic sites.

G. Support expansion of the existing sewer plant capacity to allow for planned growth in accordance with the Julian Community Plan.

Sub-area I - Central Townsite

Sub-area I shall be developed under the following guidance.

A. Uses should be primarily commercial and industrial.

B. Residential, agricultural, and civic activities are allowed.

C. Historic design standards should be adhered to in the facades of new construction.

D. Construction on the original small lots is encouraged.

E. Residential development should be encouraged to account for 35 percent of the area (approximately 14 acres) and not exceed an overall density of seven dwelling units per acre.

Sub-area II - Residential Townsite

Sub-area II shall be developed under the following guidance.

A. Uses should be primarily residential, interspersed with some light commercial uses.

B. Light commercial and professional offices should only be encouraged if they do not detract from the quality of residential life.

C. Historic Design Standards should be adhered to in the facades of new non-residential construction.

D. Residential development should account for 13 percent of the total area (approximately 14 acres of total of 106).

E. Lane Park improvements should be planned to harmoniously relate with historic sites and community activities.

Sub-area III - Surrounding Historic Area

Sub-area III shall be developed under the following guidance.

A. Uses should be consistent with the underlying land use designation.

B. Historic Design standards should be adhered to in the facades of all new non-residential construction when it would be visible from state highways or Farmers Road.

C. In the Multiple Rural Use and Intensive Agriculture categories, the commercial and industrial uses permitted by special use permit should be considered compatible if there is a documented historic precedent or the operation has an insignificant impact on surrounding properties and is consistent with Historic District objectives.

D. Screening and buffering from adjacent uses shall be required of commercial and industrial uses.

A quantitative breakdown of all categories is provided in the chart on page X-63.

JULIAN HISTORIC DISTRICT PLAN

Estimated Dwelling Units and Population Saturation

Historic District Plan	Net Acres	Dwelling Units/ Acre	Dwelling Units x Persons Per Household	Estimated Population
SUB AREA I	41	7 du/ac x 14 (35% Residential = 14 acres)	98 x 2.69	264
SUB AREA II	106	4 du/ac x 14 (50% Residential-less park = 14 acres)	56 x 2.69	151
SUB AREA III	476			
Medium Low	12	1 du/2 ac x 12	24 x 2.69	65
Very Low	55	1 du/ac x 55	55 x 2.69	148
Intensive Agriculture	109	1 du/4 ac* $\left(\frac{109}{4}\right)$	27 x 2.69	73
Multiple Rural	300	1 du/4 ac* $\left(\frac{300}{4}\right)$	75 x 2.69	202
TOTAL	623**		335	903

* 2, 4, or 8 ac category

** Does not include 135 acres ± roads

Note: Planned capacity of sewer system will serve 263 EDU. It is anticipated that during the next 20 years the numbers of dwelling units will not increase beyond 263.

CHAPTER 4

IMPLEMENTATION

ZONING MATRIX

The Government Code Section 65860 requires that The County Zoning Ordinance must be compatible with the objectives, policies, and general land uses and programs specified in the adopted General Plan. The following matrix shows the Use Regulations which are compatible with the Plan. All Use Regulations have reference to The San Diego County Zoning Ordinance No. 5281 (New Series). In each Land Use Designation, a number of zones may be suitable to meet the intent of the Plan.

MINING

In the past mining has been central to the economy, growth, and character of the Julian community. Mining should not be precluded from playing such a role in the community's future. The Multiple Rural Use land use designation is most appropriate for mining, but mining is not necessarily discouraged within other designations. Provided impacts on the environment and on neighboring uses are minimized, special use permits for mining, rock, sand, and gravel extraction, rock processing and cement batching can be granted anywhere in the planning area.

MULTIPLE USE

Integration of land uses is a guiding principle for this rural community. The land use categories are defined by their principle land uses, but secondary uses such as home occupations or cottage industry (see paragraph #7, page X-38) should be allowed as permitted by the Zoning Ordinance. In large lot categories (agriculture and multiple rural use) certain commercial and industrial uses are allowed, provided they have no significant impacts on neighbors. This maintains a mix of uses and retains flexibility for this sparsely developed area.

PUBLIC FACILITIES

Those areas on the map designated Public Facilities are to be rezoned in accordance with the most restrictive adjacent land use.

STEEP SLOPES

Findings

1. The planning area encompasses a great deal of steep terrain. Slopes of 30% and greater are relatively common in this mountainous community. Steepness is compounded locally by severe erodibility, septic tank limitations and shrink swell potential. While landsliding is not a major problem in the planning area, protection of watershed and aesthetics have been identified as important community goals. Despite natural constraints, hillsides continue to be attractive for residential development.

POLICY 1 Hillside development should conform to natural terrain. Building pads and access should be provided with minimal grading. Grading permit processes, often overlooked in back county areas, should be diligently enforced. Grading of building pads on slopes over 30% should be discouraged.

POLICY 2 Residents in the planning area are encouraged to preserve the scenic quality of Julian by designing new structures in harmony with the environment.

COMPATIBILITY MATRIX (1)

DEGREE OF COMPATIBILITY:

- ■ CONSISTENT WITH REGIONAL CATEGORY
- * CONSISTENT USE REGULATION
- ○ SPECIAL CIRCUMSTANCES

REGIONAL CATEGORIES (2)						LAND USE DESIGNATIONS (3)	USE REGULATIONS (4)																																	
							RESIDENTIAL								COMMERCIAL												INDUSTRIAL				AGR.		SPECIAL								
CURRENT AND FUTURE URBAN	ESTATE	RURAL	COUNTRY TOWN	ENVIRONMENTALLY CONSTRAINED	SPECIAL STUDY AREAS		R-S	R-D	R-M	R-V	R-U	R-RO	R-R	R-C	C-30	C-31	C-32	C-34	C-36	C-37	C-38	C-40	C-42	C-44	C-46	M-50	M-52	M-54	M-58	A-70	A-72	S-80	S-82	S-86	S-87	S-88	S-90	S-92	S-94
						URBAN RESIDENTIAL																																		
■			■			1. 10 DU/1, 2 & 4 Ac (5)	*	*	○	○	○	*	*	○																○	○	*	○	○		*	*	○	*
■			■			2. 1.0 DU/Ac.	*	*	○	○	*	*	*	○																○	○	*	○	○		*	*	○	*
■			■			3. 2.0 DU/Ac. (6)	*	*	○	○	*	*	*	○																○	○	*	○	○		*	*	○	*
■			■			4. 2.9 DU/Ac. (6)	*	*	*	*	*	*		○																○	○	*	○	○		*	*	○	*
■			■			5. 4.3 DU/Ac. (6)	*	*	*	*	*	*		○																○	○	*	○	○		*	*	○	*
■			■			6. 7.3 DU/Ac. (6)	*	*	*	*	*	*		○																○	○	*	○	○		*	*	○	*
■			■			7. 10.9 DU/Ac. (6)	*	*	*	*	*	*		○																○	○	*	○	○		*	*	○	*
■			■			8. 14.5 DU/Ac. (6)	○	*	*	*	*	*		○																○	○	*	○	○		*	*	○	*
■			■			9. 29.0 DU/Ac. (6)	○	*	*	*	*	*		○																○	○	*	○	○		*	*	○	*
■						10. 40.0 DU/Ac.	○	*	*	*	*	*		○																○	○	*	○	○		*	*	○	*
						COMMERCIAL																																		
■			■			11. OFFICE PROFESSIONAL								○	*	*									*								*	○	*		*	*		*
■	■	■	■			12. NEIGHBORHOOD (14)								○	*	○	*																*	○	*		*	*		*
■			■			13. GENERAL (14)								○	*	○	*	*	*					*	*	*							*	○	*		*	*		*
■	■	■	■			14. SERVICE									*	○	*	*	*	*	*	*	*	*	*	*							*	○	*		*	*		*
						INDUSTRIAL																																		
	■	■	■			15. LIMITED IMPACT																			○		*	*					*	○	*		*	*		*
■	■	■				16. GENERAL IMPACT															*				○		*	*	*	*			*	○	*		*	*		*
						NON-URBAN RESIDENTIAL																																		
	■		■			17. ESTATE 1 DU/2 & 4 Ac. (15)						○	*	○					○			○			○						*	*	*	○	○		*	*	*	*
	■	■	■			18. MULTIPLE RURAL USE 1 DU/4, 8, 20 & 40 Ac. (15)						○	*	○					○			○			○		○	○			*	*	*	○	○		*	*	*	*
						AGRICULTURAL																																		
■	■	■	■			19. INTENSIVE 1 DU/2, 4 & 8 Ac.								○																	*	*	*	○	○		*	*		*
■	■	■	■			20. PRESERVES 1 DU/8 Ac.																									*	*	*	○	○		*	*		*
						SPECIAL PURPOSE																																		
■	■	■	■			21. SPECIFIC PLAN AREA	ALL USE REGULATIONS MAY BE CONSISTENT WITH THIS LAND USE DESIGNATION																																			
■	■	■	■			22. PUBLIC/SEMI-PUBLIC	ALL USE REGULATIONS MAY BE CONSISTENT WITH THIS LAND USE DESIGNATION																																			
■	■	■	■			23. NATIONAL FOREST & STATE PARKS 1 DU/4, 8 & 20 Ac							*	○											○						*	○	*	○	○		*	*	*	*
■	■	■	■			24. IMPACT SENSITIVE 1 DU/4, 8, 20 & 40 Ac.							*																		*	○	*	○	○		*	*	*	*
■	■	■	■			25. EXTRACTIVE 1.0 U. 20 Ac.														○	○	○	○	○	○	○	○	○	○	○	*	*	*	*	○			*	*	*

ALL LAND USE DESIGNATIONS MAY BE CONSISTENT WITH THIS REGIONAL CATEGORY

ALL LAND USE DESIGNATIONS MAY BE CONSISTENT WITH THIS REGIONAL CATEGORY

NOTES:

1. The Land Use Element text describes in detail each regional category and land use designation. Use regulations are explained in the County Zoning Ordinance. Consistency with the Land Use Element shall be determined by reviewing both the Matrix and the Goals and Policies of the Land Use Element.
2. See Regional Land Use Element Map.
3. See the Community and Subregional Plan Maps. The densities specified on the Matrix are maximum permitted densities.
4. See the County Zoning Ordinance.
5. Refer to Policy 2.1 of the Land Use Element text for the application of this designation.
6. Twenty percent (20%) density bonuses are available in this designation for those projects qualifying under the Inclusionary Housing Policy. Refer to Policy 2.1 of the Land Use Element text for maximum permitted density.
7. The density permitted by the Use Regulation shall not exceed the maximum density specified by the Land Use Designation.
8. Existing (as of January 3, 1979) fully subdivided and fully developed uses may be classified to a use regulation consistent with that use (Policy 3.5 of the Land Use Element).
9. Special Purpose Overlays may be applied over any of the 24 Land Use Designations. These overlays shall serve to modify and/or further restrict the underlying land use designation (Policy 2.7 of the Land Use Element).
10. The S-87 use regulation is not consistent with any of the Land Use Designations. It is intended to provide limited controls on the use of property pending specific studies to enable reclassification of said area in conformance with the adopted Community or Subregional Plan Maps.
11. To determine consistency in those Community and Subregional Plan Areas where public hearings have not been held to achieve consistency with the Regional Land Use Element, the Land Use Designations on the Community and Subregional Plan Maps shall take precedence over the Regional Categories (Policy 3.2 of the Land Use Element).
12. Existing Private Development Plans, Specific Plans and Applications to expand the boundaries of same may conflict with the categories of the Regional Land Use Element. To determine consistency in these cases, the findings as stated in Policy 3.4 of the Land Use Element must be made by either the Planning Commission or Board of Supervisors prior to project level approval.
13. Within Country Towns where commercial uses are not specifically designated on the Community or Subregional Plan Maps, commercial uses/use regulations may be consistent with this designation if these uses primarily serve the local population. This does not apply to those lands in Country Towns where commercial is designated on the plan map. If these uses/use regulations primarily serve the need of the automobile associated traveler, they shall be adjacent to freeway interchanges or in areas with convenient access to freeways or highways. If these uses/use regulations primarily serve the need of the local population, they shall be proposed at a scale and intensity consistent with the surrounding area.
14. Until public hearings are held to determine appropriateness of areas designated #12 and #13 based on the new (as of January 3, 1979) definitions of these designations, this regulation is deemed consistent wherever already applied (as of January 3, 1979).
15. Clustering when located within the Estate Development area category of the Land Use Element (Policy 1.3, pg II-7) is permitted within this designation.
16. The Extractive land use designation is an extractive designation which takes precedence over underlying designations. Upon completion of mining and rehabilitation, the underlying designations automatically apply.

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URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

DESIGNATION	USE REGULATIONS: Consistent	USE REGULATIONS: Special Circumstances
(1) Residential 1 du/1, 2, 4 gr. ac.	R-S, R-D, R-R, R-RO S-80, S-88, S-90, S-94	R-M, R-V, R-U, R-C A-70, A-72 S-82, S-86, S-92
(2) Residential 1 du/gr. ac.	R-S, R-D, R-U, R-RO, R-R S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(3) Residential 2 du/gr. ac. (2.4 du/gr. ac. density bonus option)	R-S, R-D, R-R, R-RO, R-U S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(4) Residential 2.9 du/gr. ac. (3.5 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(5) Residential 4.3 du/gr. ac. (5.2 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(6) Residential 7.3 du/gr. ac. (8.8 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(7) Residential 10.9 du/gr. ac. (13.2 du/gr. ac. density bonus option)	R-U, R-S, R-D, R-M, R-V R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(8) Residential 14.5 du/gr. ac. (17.4 du/gr. ac. density bonus option)	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(9) Residential 29 du/gr. ac. (34.8 du/gr. ac. density bonus option)	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(10) Residential 40 du/gr. ac.	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92

COMMERCIAL DESIGNATIONS AND USE REGULATIONS

DESIGNATION	USE REGULATIONS: Consistent	USE REGULATIONS: Special Circumstances
(11) Office-Professional	C-30, C-31, C-46 S-80, S-84, S-86, S-88 S-90, S-94	R-C S-82
(12) Neighborhood Commercial	C-32, C-30 S-80, S-86, S-88 S-90, S-94	R-C C-31 S-82
(13) General Commercial	C-36, C-30, C-32, C-34, C-42 C-44, C-46, S-80, S-84, S-86 S-88, S-90, S-94	C-31 S-82 R-C
(14) Service Commercial	C-38, C-30, C-32, C-34, C-36 C-37, C-40, C-42, C-44, C-46 S-80, S-84, S-86, S-88 S-90, S-94	C-31 S-82

INDUSTRIAL DESIGNATIONS AND USE REGULATIONS

DESIGNATION	USE REGULATIONS: Consistent	USE REGULATIONS: Special Circumstances
(15) Limited Impact	M-50, M-52, S-80, S-86, S-88 S-90, S-94	C-44 S-82
(16) General Impact	C-38, M-50, M-52, M-58, M-54 S-80, S-86, S-88, S-90, S-94	C-44 S-82

NON-URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

DESIGNATION	USE REGULATIONS: Consistent	USE REGULATIONS: Special Circumstances
(17) Estate Residential	A-70, A-72, R-R S-80, S-88, S-90, S-92, S-94	R-RO, R-C, C-36 C-40, C-44, S-82, S-86
(18) Multiple Rural Use	R-R A-70, A-72 S-80, S-88, S-90, S-92, S-94	R-RO, R-C, C-36 C-40, C-44, M-50 M-52, S-82, S-86

AGRICULTURAL DESIGNATIONS AND USE REGULATIONS

DESIGNATION	USE REGULATIONS: Consistent	USE REGULATIONS: Special Circumstances
(19) Intensive Agriculture	A-70, A-72 S-80, S-88, S-90, S-94	R-C S-82, S-86
(20) Agricultural Preserve	A-70, A-72 S-80, S-88, S-90, S-94	S-82, S-86

SPECIAL PURPOSE DESIGNATIONS AND USE REGULATIONS

DESIGNATION	USE REGULATIONS: Consistent	USE REGULATIONS: Special Circumstances
(21) Specific Planning Area	Consistent with all Use Regulations	---
(22) Public/Semi-Public Lands	Consistent with all Use Regulations	---
(23) National Forest/State Parks	R-R A-70, S-80 S-88, S-90, S-92, S-94	R-C, C-44 A-72 S-82, S-86
(24) Impact Sensitive	R-R A-70, S-80 S-88, S-90, S-92, S-94	A-72 S-82, S-86
(25) Extractive	A-70, A-72 S-80, S-82, S-90, S-92 S-94	C-37, C-38, C-40 C-42, C-44, C-46 M-50, M-52, M-54, M-58 S-86

APPENDIX A

REGIONAL POLICY 1: REGIONAL CATEGORIES

The following seven Regional Categories shall guide development within the unincorporated area of the County. These categories are delineated on the Regional Land Use Map.

The Current and Future Urban Development Area categories taken together constitute the Urban Development Area. The outer boundary of the Urban Development Area constitutes an Urban Limit Line on the Regional Land Use Map and the Community and Subregional Plan maps. Urban development will not occur outside the Urban Limit Line during the life of this plan.

1.1 CURRENT URBAN DEVELOPMENT AREA (CUDA)

The Current Urban Development Area includes those County lands to which near-term urban development should be directed.

-- Commercial, industrial, and residential uses and densities will be those permitted by the applicable Land Use Designations on the Community or Subregional Plan maps.

-- In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable Land Use Designations depicted on the Community or Subregional Plan maps.

-- On residential lands achievement of overall densities of at least four (4) dwelling units per gross acre will be encouraged. (This figure is an average, and need not be met on all developable land. In some areas it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas.)

-- Density bonuses will be available for those developments using the Inclusionary Housing Policy.

1.2 FUTURE URBAN DEVELOPMENT AREA (FUDA)

Future Urban Development Areas are those that will ultimately be developed at urban densities, but which in the near term, should be held in reserve. Future Urban Development Areas will be permitted to develop at low densities (ten acre parcel size or larger) until infilling has occurred in adjacent areas and services can be provided at levels necessary for urban densities. Certain areas adjacent to or encompassed by cities have also been placed in this category in order to encourage annexations.

-- A parcel size of ten (10) acres will be required when considering divisions of land. A smaller parcel size will be permitted only when an area is annexed to an adjacent city or development is conditioned upon annexation.

-- The boundaries between Current Urban and Future Urban Development Areas will be evaluated approximately every three years. Any such boundary adjustment shall be consistent with the Regional Air Quality Strategy (RAQS).

-- The outer boundaries of all Current and Future Urban Development Areas will be designated as Urban Limit Lines beyond which urban development will not be permitted through 1995.

1.3 ESTATE DEVELOPMENT AREA (EDA)

The Estate Development Area combines agricultural and low density residential uses (parcel sizes of two (2) to twenty (20) acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.

-- Where authorized, parcel sizes of two (2) to twenty (20) acres or larger will be permitted depending on the slope criteria in the underlying Community or Subregional Plan Land Use Designations.

-- Clustering or lot averaging will be permitted, providing:

  -- the project will not require urban levels of service, and

  -- at least 40% of the project area is in permanent open space.

-- Where groundwater is the sole source of water supply, the guidelines for land development as stated in the County Groundwater Policy will apply.

1.4 RURAL DEVELOPMENT AREA (RDA)

The Rural Development Area includes all privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.

-- Where authorized, parcel sizes of four (4) to forty (40) acres or larger will be permitted depending upon the Land Use Designations on the applicable Community or Subregional Plan map, and the guidelines for land development as stated in the County Groundwater Policy.

1.5 COUNTRY TOWNS (CT)

This category applies to existing, small historically established retail/residential areas serving surrounding low density rural areas or functioning as resorts. They are designated for generally one acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.

The Element provides for containment but at the same time allows for low density urban development within the town itself. Outside of the towns, the surrounding Estate or Rural Area development standards will apply. This simple approach establishes a minimum of planning restriction while maximizing the integrity of the rural atmosphere associated with the Country Towns.

-- Uses and densities will be those permitted by the applicable Community or Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.

-- Expansion of Country Town boundaries will be discouraged but will be permitted to meet emergency health and safety needs of contiguous subdivided land.

1.6 ENVIRONMENTALLY CONSTRAINED AREAS (ECA)

Environmentally Constrained Areas include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, and areas containing rare and endangered plant and animal species. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

-- Uses and densities will be those permitted by the applicable Community and Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.

-- The resource responsible for the designation of an ECA shall be identified and appropriate mitigation measures included in any project approval.

-- Flood prone areas which are not planned for stabilization will be retained in natural, open, and other non-urban uses.

-- Areas designated Agricultural Preserve shall be designated "Environmentally Constrained Areas."

1.7 SPECIAL STUDY AREAS (SSA)

-- This category will be applied on an interim basis and for a specified period of time to areas in which development should be suspended or restricted pending completion of detailed review or study.

  -- In the Desert Special Study Area (Borrego Springs), no application for changes in the General Plan which would result in an overall increase in the potential number of dwelling units shall be approved until a cumulative environmental analysis and long range plan are prepared for the area.

  -- In the Otay Mesa Area, division of land or rezones shall be discouraged pending completion of studies on implementation of the Economic Development District.

APPENDIX B

REGIONAL POLICY 3: COMMUNITY AND SUBREGIONAL PLANS

Regional Categories delineated on the Regional Land Use Map shall be implemented through Land Use Designations delineated on Community and Subregional Plan maps. Within these Community and Subregional Plan areas, the following additional policies shall apply:

3.1 URBAN DESIGNATIONS

Except as otherwise specified in Policies 3.2 or 3.4, urban designations shall be applied to contiguous planned commercial and residential areas associated with a community or city center. Land Use Designations permitting densities of one (1) dwelling unit per gross acre or a higher density shall not be applied outside of Urban Development Areas, Country Towns, or existing locations.

3.2 COMMUNITY PLAN DESIGNATIONS

Community and Subregional Plan designations, goals, objectives, and policies shall be consistent with the Regional Categories, goals, and policies of the Regional Land Use Element. Until public hearings are held to achieve consistency between the Regional Land Use Element as adopted by the Board of Supervisors on January 3, 1979 and the existing Community or Subregional Plans, the Land Use Designations of the Community or Subregional Plans shall take precedence over the Regional Categories. In the event a finding of consistency must be made between the old land use categories and the new designations, the attached Interim Conversion Table shall be utilized.

3.3 COUNTRY TOWN BOUNDARIES

Country Town boundaries as delineated on the Regional Land Use Map are based on the existing land use pattern and Use Designations shown on each Community Plan or Subregional Plan map. Precise boundaries may be adjusted to better reflect community characteristics as long as such adjustments do not represent an expansion into areas deemed inappropriate by the goals and policies of the Regional Land Use Element.

3.4 EXISTING PRIVATE DEVELOPMENT PLANS AND SPECIFIC PLANS

Existing private development plans, specific plans, and applications to expand the boundaries of existing private development plans and specific plans may conflict with the categories of the Regional Land Use Element. In these cases, for the purpose of consistency with the Regional Land Use Element, a private development plan or specific plan or expansion thereof will be deemed consistent with the General Plan if one of the following findings is made:

1. The project will not adversely affect or promote premature growth to adjacent properties, and

   the project has sufficient facility capacity to accommodate both the present and future population if built out to capacity, and

   a substantial private investment in public facilities has been made on the basis of past approvals of development phases, and

   the proposed development does not exceed the maximum density as granted on the original private development plan/specific plan or the proposed development does not exceed the maximum density as shown on the Community/Subregional Plan maps which resulted from previous approvals of Private Development/Specific Plans; or

2. The density and character of development is substantially in conformance with the Regional Land Use Element goals.

3.5 EXISTING (80% -- 100%) SUBDIVIDED OR (80% -- 100%) DEVELOPED USES

Existing subdivided or developed uses which are not deemed appropriate for expansion pursuant to the goals of the Land Use Element may exist in certain locations of the County at the time of adoption of this Element. Subdivided/developed uses is defined as a project or an area which is at least 80% subdivided or developed to its capability when considering the density/type of development permitted when originally planned. In these cases, for the sole purpose of implementation, existing subdivided lands and developed uses (e.g., mobilehome parks) may be classified to a Use Regulation consistent with those uses. Expansion of these or similar uses into undeveloped adjacent areas must be consistent with the applicable Regional Categories and Land Use Designations.

3.6 LOW AND MODERATE INCOME ELDERLY HOUSING

It is the intent of the Regional Land Use Element to encourage the development of housing for all economic groups in the community (Goal #6). To implement this, developments not to exceed 60 du/gross acre may be permitted in Current Urban Development Areas if all of the following findings are made:

1. 100% of the units shall be made available to low and moderate income elderly households (as defined by the U.S. Department of Housing and Urban Development).

2. A major use permit, pursuant to the County Zoning Ordinance, shall be approved by the Planning Commission and/or Board of Supervisors.

3. Sufficient services and facilities shall be available to support the project including public mass transportation.

4. The project shall be free from non-mitigatable, adverse environmental impacts or the Planning Commission and/or Board of Supervisors shall make a statement of overriding consideration as required by Section 15089 of the State EIR Guidelines.

3.7 EXISTING MOBILEHOME PARK MAJOR USE PERMITS/VARIANCES

Mobilehome parks which have been authorized by Major (Special) Use Permits or variances which have been vested may exist in certain locations throughout the County in conflict with the Regional Categories of the Land Use Element. In these cases, for the purpose of determining consistency with the Regional Land Use Element and the applicable Community or Subregional Plan, an approved and vested major use permit or variance for a mobilehome park may be subdivided into individual mobilehome park lots if all of the following findings are made:

1. The project will not adversely affect or promote premature growth to adjacent properties.

2. Sufficient facility capacity can be provided prior to need to accommodate both the present and future population if built out to capacity.

3. The proposed subdivision will be in substantial conformance with the design approved by Major Use Permit or variance.

4. The proposed subdivision does not exceed the maximum density as granted by the Major Use Permit or variance.

5. All applicable Zoning Ordinance and Subdivision Ordinance standards and regulations have been complied with and any measures proposed to mitigate environmental impacts have been accomplished by the applicant.